



**BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT**

Dated:05.06.2026

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Coram

**THE HON'BLE DR.JUSTICE G.JAYACHANDRAN  
AND  
THE HON'BLE MR.JUSTICE K.K.RAMAKRISHNAN**

Rev.Aplc.(MD).No.77 of 2026

&

C.M.P.(MD).No.6871 of 2026

R.786, Tiruchirappalli Co-operative House  
Construction Society Limited,  
(Makkal Mandram),  
No.33, Colony Main Road, Thillainagar,  
Tiruchirappalli – 620 018.

Represented through its Secretary,  
T.Ramar.

... Review Petitioner/Appellant  
/versus/

1. P.R.Ravichandran,  
S/o.TRP. Radhakrishnan,  
Door No.B-9, New No.4,  
North East Extension, 1<sup>st</sup> Cross,  
Thillainagar,  
Tiruchirappalli – 620 018.

2. The Regional Deputy Registrar (Housing),  
Trichy Region,  
No.16/3, Samathu School Street,  
Khaja Nagar,  
Tiruchirappalli.

3. The Administrator/Co-operative Sub Registrar,  
R.786, Tiruchirappalli Co-operative House  
Construction Society Ltd.,  
No.33, Colony Main Road,  
Thillainagar, Tiruchirappalli – 620 018.



4. The Sub. Registrar,  
Thillainagar Sub. Registrar Office,  
Thillainagar,  
Tiruchirappalli.

..Respondents

**Prayer:** Review Application filed under Section 47 Rule 1 read with 102 Section 114 of C.P.C., pleased to review the judgment delivered in W.A. (MD).No.29 of 2026, dated 12.01.2026.

For Appellant : Mr.T.Aswin Raja Simman

### **ORDER**

The appellant, who lost the appeal before the learned Single Judge as well as the Division Bench, has come before this Court by way of review, with a delay of 23 days.

2. It is a case where the 1<sup>st</sup> respondent who had purchased property from its original allottee, prompted by the appellant/Society, is denied execution of the conveyance deed in his favour by the Society. He succeeded in his writ petition and the appeal filed by the Society also got dismissed, with the following observation:

*“7.This court finds no force in the submission made by the appellant. When admittedly, registered documents*



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*are available to show how the property had been conveyed from the original allottee. Namely Subramania Ayyar and when there is no rival claim or dispute over the title, there can be no impediment for the appellant herein to execute the deed as directed by the learned Single Judge. If at all the appellant anticipates any rival claim in future, the Society can very well seek for an indemnity bond from the writ petitioner and convey the property as directed by this Court. Instead, the Society has approached this court with the frivolous grounds, which is unsustainable.”*

3. While so, the Society has preferred review petition on the ground that the sale deed in favour of the 1<sup>st</sup> respondent stated that the original allottee will execute the sale deed only after the Society conveyed the property to him.

4. On hearing the parties, both the learned Single Judge and the Division Bench found that before the conveyance in favour of the original allottee could happen, the original allottee, namely A.S.Subramania Iyer, died. Therefore, the 1<sup>st</sup> respondent has to be naturally considered as the allottee and the Society was bound to convey the deed without hesitation. When there was no objection from any quarter and despite the clear observation of this Court, the present review petition is filed.



5. We find no merit in this case. Since A.S.Subramania Iyer, had died, the 1<sup>st</sup> respondent stepped into the shoes and become entitled to the conveyance deed. Hence, this Review Application stands dismissed. There shall be no order as to costs. Consequently, connected Miscellaneous Petition is closed.

(Dr.G.J.J.) (K.K.R.K.J.)  
05.06.2026

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To,  
1. The Regional Deputy Registrar (Housing),  
Trichy Region,  
No.16/3, Samathu School Street,  
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Tiruchirappalli.

2. The Administrator/Co-operative Sub Registrar,  
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Construction Society Ltd.,  
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3. The Sub. Registrar,  
Thillainagar Sub. Registrar Office,  
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Rev.Aplc.(MD).No.77 of 2



**Dr. G.JAYACHANDRAN, J.  
&  
K.K.RAMAKRISHNAN, J.**

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