

W.P.(MD)No.11802 of 2026

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

WEB COPY

DATED : 22.04.2026

CORAM :

THE HONOURABLE MR. JUSTICE D.BHARATHA CHAKRAVARTHY

W.P.(MD)No.11802 of 2026

M.Umamageswari

... Petitioner

Vs.

The Joint I Sub Registrar / District Registrar,
District Registration Office,
Cantonment, Tiruchirappalli – 620001.

... Respondent

Prayer : Writ Petition filed under Article 226 of the Constitution of India, praying to issue a Writ of Certiorarified Mandamus calling upon the impugned refusal check slip culminated in refusal check slip No.RFL/1 No.Joint Sub Registrar, Tiruchi / 32/2026, dated 15.04.2026 on the file of the respondent and quash the same as illegal null and void, *ultra vires*, without jurisdiction and without authority and for Mandamus directing the respondent to register the pending cancellation of sale agreement deed no.TP/266879035/2026 dated 15.04.2026 within a specific time limit that may be fixed by this Court.

For Petitioner : Mr.Shangar Murali

For Respondent : Mr.F.Deepak
Special Government Pleader



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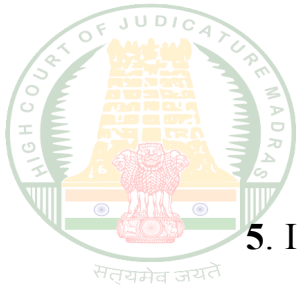
ORDER

WEB COPY The writ petition is filed challenging the impugned refusal check slip dated 15.04.2026.

2. The petitioner had earlier entered into a registered sale agreement with one A.George Swamy on 25.05.2023, which was registered as Document No. 3653 of 2023. The present document has now been presented for cancellation of the said agreement.

3. When the petitioner appeared before the Sub-Registrar, the said A.George Swamy was represented through his Power of Attorney Agent. It was stated that the Power of Attorney does not contain any specific clause authorizing cancellation of the agreement, and consequently, the impugned refusal check slip was issued.

4. The learned counsel for the petitioner submitted that the Power of Attorney is a general one, containing clauses enabling the agent to carry out such other transactions as may be necessary for the purposes of the principal. Secondly, the principal has also sent a confirming email to the Sub-Registrar, as he is currently residing in Kuwait due to his avocation, and a life certificate has also been submitted to the Sub-Registrar.

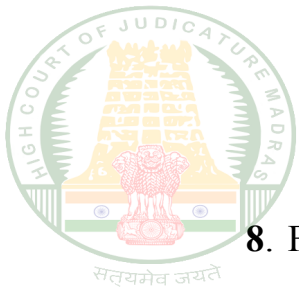


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5. I have also heard the learned Special Government Pleader appearing on behalf of the respondent. He submitted that unless a specific clause is contained in the Power of Attorney, the authority cannot permit registration of the document.

6. I have considered the rival submissions made on either side and perused the material records of the case.

7. On perusal of the General Power of Attorney dated 25.07.2008, the recitals clearly state that, since the principal had to go abroad on account of his work, the Power of Attorney was executed in respect of his property and also the properties he intended to purchase, authorizing the agent to take all further proceedings. Therefore, the general power certainly covers the property in respect of which the agreement of sale was entered into. The residuary clause empowers the agent to do all such acts in the interest of the principal, so long as they are not beyond the scope of the power granted in the deed. Hence, on a wholesome reading of the Power of Attorney, the conclusion arrived at by the Sub-Registrar cannot be sustained.



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8. Further, the principal is stated to have sent an email along with a life certificate from Kuwait. There is no other impediment or challenge from any person whatsoever.

9. In view thereof, this writ petition is ordered on the following terms:

(i) The impugned refusal check slip dated 15.04.2026 is set aside.

(ii) Within two weeks from the date of receipt of a web copy of this order, the petitioner shall re-present the document before the respondent.

(iii) Upon such re-presentation, the document shall be registered, if there are no other impediments.

No costs.

22.04.2026

NCC : No
smn2

To

The Joint I Sub Registrar / District Registrar,
District Registration Office,
Cantonment, Tiruchirappalli – 620001.



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D.BHARATHA CHAKRAVARTHY, J.

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