



W.P.(MD) No.18122 of 2026

WEB COPY BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 30.06.2026

CORAM:

THE HONOURABLE MR.JUSTICE C.SARAVANAN

W.P.(MD) No.18122 of 2026

P.S.Vilwanathan

... Petitioner

/vs./

1.The Inspector General of Registration
No.100,
Santhome High Road
Near Amma Unavagam
Pattinampakkam
Foreshore Estate
Chennai - 600 028.

2.The District Registrar (Madurai North)
Integrated Complex of the Registration Department
TNAU Nagar, Rajakampeeram
Y. Othakadai, Madurai - 625 107.

3.The Sub Registrar
Chettikulam Sub-Registrar Office
N.2/129, Chettikulam Veerapandi Road
Thirumalpuram Post
Madurai - 625 014.

4.P.Sundararajan

5.J.Paninatchiar

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6.K.Pandiyarajan

... Respondents

PRAYER: Writ Petition filed under Article 226 of the Constitution of India for issuance of Writ of Mandamus, directing the Respondents 1 to 3 to cancel the forged sale deed vide Document No.1563/2011 dated 11.03.2011 executed in favour of the 6th respondent by the 5th respondent on the basis of the cancellation of the forged power of attorney vide Document No.521/4 dated 13.07.2009, on the basis of the petitioner's representation sent to the 1st to 3rd respondents dated 25.02.2026 within a time frame as may be fixed by this Court.

For Petitioner : Mr.L.Prabhu

For R1 to R3 : Mr.R.Parthiban
counsel for the State of Tamil Nadu

ORDER

Heard Mr.L.Prabhu, learned counsel for the petitioner and Mr.R.Parthiban learned counsel for the respondents 1 to 3.

2.After hearing the learned counsel for the petitioner and the learned counsel for the respondents 1 to 3 and after dispensing with the notice on the respondents 4 to 6, as no adverse orders are proposed to be passed as against them, this writ petition is disposed of at the time of admission itself.



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3.The petitioner has filed this writ petition for a Mandamus to cancel the alleged forged sale deed dated 11.03.2011 registered as Doc.No.1563/2011 purportedly executed by the fifth respondent in favour of the fourth respondent, on the basis of a forged power of attorney dated 13.07.2009 registered as Doc.No. 521/4, based on the representation of the petitioner dated 25.02.2026.

4.It is the case of the petitioner that the petitioner had earlier purchased the property from the fourth respondent on 07.09.2001, vide Doc.No.4347/2001. It is submitted that forging the signature of the vendor, the fourth respondent herein, the fifth respondent is said to have executed two sale deeds in favour of the sixth respondent and that the fourth respondent had also filed a suit against one S.Mariappan, M.Muthukumar and J.Pani Nachiyar before the Subordinate Court at Melur in OS.No.206 of 2021, which has been decreed by the said Court on 04.09.2023.



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5.The learned counsel for the petitioner would submit that the decree secured by the fourth respondent in the said suit will enure in favour of the petitioner as well and therefore, the forged sale deeds are liable to be cancelled.

6.Although the petitioner appears to have a *prima facie* case on merits, the power of cancellation of a sale deed either by the Writ Court or pursuant to the direction of the Writ Court to direct the official respondents 1 to 3 to cancel the sale deed dated 11.03.2011 vide Doc.No.1563 of 2011 pursuant to the aforesaid power of attorney cannot be ordered. If an objection was raised at the time of registration of the said document by the petitioner, there could have been a direction to the respondents to consider the objections to decline registration of the aforesaid sale deeds.

7.The petitioner is not without any remedy. The petitioner has to approach the civil Court for appropriate relief for cancellation of the sale deeds and for declaring it as null and void. Therefore, I am inclined to dismiss this writ petition



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with liberty to the petitioner to approach the Civil Court for appropriate relief to cancel the sale deeds.

8.The Writ Petition stands dismissed with such liberty. No costs.

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Internet : Yes / No

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C.SARAVANAN, J.

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