



W.P.(MD) No.31847 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 06.01.2026

CORAM

THE HONOURABLE MR. JUSTICE KRISHNAN RAMASAMY

W.P.(MD)No.31847 of 2025
and W.M.P.(MD)Nos.25043 and 25045 of 2025

P.Elango

... Petitioner

Vs

1. The Inspector General of Registration,
Office of Inspector General of Registration
100, Santhome High Road,
Chennai 600028.
2. The District Registrar,
District Registrar Office,
Palayamkottai 627 002.
3. The Sub Registrar,
Sub Registrar Office,
Kovilpatti 628 501.
4. Shanmuga Aachari
5. Krishnamoorthy
6. Marikumar
7. C.Barathi
8. J.Haribaskar
9. Aandal



W.P.(MD) No.31847 of 2025

10. Revathi

... Respondents

Prayer: Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Certiorarified Mandamus calling for the records pertaining to the cancellation deed bearing Document No.3799 of 1993 dated 27.12.1993, registered on the file of the Sub Registrar, Kovilpatti, cancelling the sale deed bearing Document No.904/1992, dated 16.03.1992, registered on the file of the Sub Registrar, Kovilpatti and quash the same as un-constitutional, arbitrary and illegal and consequently direct 3rd respondent to forthwith to delete the relevant entries relating to registration of cancellation of Sale deed in the registration records.

For Petitioner	: Mr.Sivakumar Rajappan for M/s.Law Shine LLP
For Respondents	: Mr.K.R.Badrum Zamab, Govt. Advocate for R1 to R3 Mr.T.Selvan for R4 & R5 No appearance for R7 & R8 Unserved – R6, R9 & R10

ORDER

This Writ Petition is filed seeking a Writ of Certiorarified Mandamus calling for the records pertaining to the cancellation deed bearing Document No.3799 of 1993 dated 27.12.1993, registered on the



W.P.(MD) No.31847 of 2025

file of the Sub Registrar, Kovilpatti, cancelling the sale deed bearing Document No.904/1992, dated 16.03.1992, registered on the file of the Sub Registrar, Kovilpatti and quash the same as un-constitutional, arbitrary and illegal and consequently direct 3rd respondent to forthwith to delete the relevant entries relating to registration of cancellation of Sale deed in the registration records.

2. According to the petitioner, his father has purchased the subject property through a registered sale deed dated 16.03.1992. However, without consent or knowledge, the original vendor has executed a unilateral cancellation deed on 27.12.1993. The said fact has come to the knowledge of the petitioner only recently. Thereafter, the petitioner has filed this Writ Petition.

3. The learned Government Advocate appearing for the official respondents 1 to 3 would submit that after 33 years, the petitioner has filed this Writ Petition challenging the unilateral cancellation deed dated 27.12.1993. Therefore, this Writ Petition is liable to be dismissed. The private respondents also raising objections for filing of the present Writ Petition.



W.P.(MD) No.31847 of 2025

4. Considering the facts and circumstances of the case, this

Court is of the view that the petitioner is supposed to establish the reason for the delay in filing the Writ Petition and the other factual aspects. Further all the disputed question of facts cannot be decided by this Court under Article 226 of the Constitution of India and therefore, the petitioner has to approach the civil Court and substantiate his case. Hence, this Court is not inclined to entertain this Writ Petition.

5. Accordingly, this Writ Petition is dismissed with liberty to the petitioner to approach the civil Court. There shall be no order as to costs. Consequently, connected miscellaneous petitions are closed.

06.01.2026

Index : Yes/No
Neutral Citation: Yes/No
vsm



W.P.(MD) No.31847 of 2025

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W.P.(MD) No.31847 of 2025

KRISHNAN RAMASAMY, J.

vsm

W.P.(MD)No.31847 of 2025

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