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G.Jayaraman Vs The Inspector General of Registration

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Court : Chennai

Decided On : Sep-15-2025

Judge : Honourable Mr Justice M.Dhandapani

Appeal No. : WP/1606/2019

Appellant : G.Jayaraman

Respondent : The Inspector General of Registration

Judgement :

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 15-09-2025

CORAM

THE HONOURABLE MR JUSTICE M.DHANDAPANI WP Nos. 1606, 1640 and 1641 of 2019 AND WMP NO. 1788, 1812, 1821, 1820, 1825 and 1826 OF 2019 and WMP.No.16376 of 2023 W.P.No.1606 of 2019: G.Jayaraman Petitioner(s) Vs

1. The Inspector General of Registration Santhome High Road, Chennai 600 004.

2.The Deputy Inspector General of Registration O/o.the Deputy Inspector General Of Registration, Combined Registrar Office Campus, Veppamara Street, Velappady, Vellore 632 001

3.The District Registrar (Admn) O/o.the Combined Registrar Office, Arakkonam, Vellore District 4.The Joint- II Sub Registrar O/o.the Combined Registrar Office, Arakkonam, Vellore District. 5.B.Kasthuri 6.P.Muralikrishnan 7.P.Yuvaraj, 8.P.Sriram 9.R.Padmavathy Respondent(s) WP No. 1640 of 2019; T.Gunasundari (Died)

1. Thirumoorthy

2. Latha

3. Geetha

4. J.Aparna (P1 to P4 are Impleaded vide order dated 15.09.2025 in WMP. No.16376 of 2023 in W.P.no.1640 of 2019 by this Court) Petitioner(s) Vs

1. The Inspector General of Registration Santhome High Road, chennai 600 004.

2.The Deputy Inspector General of Registration O/o.The Deputy Inspector General of Registration, combined Registrar office campus, veppamara street, velappady, vellore 632 001. 3.The District Registrar (Admn) Arakkonam, vellore District. 4.The Joint- II Sub Registrar Arakkonam, vellore District. 5.B.Kasthuri 6.P.Muralikrishnan 7.P.Yuvaraj, 8.P.Sriram 9.R.Padmavathy Respondent(s) WP No. 1641 of 2019; J.Janarthanan Petitioner(s) Vs

1. The Inspector General of Registration Santhome High Road, chennai 600 004

2.The Deputy Inspector General of Registration O/o.The Deputy Inspector General of Registration, combined Registrar office campus, veppamara street, velappady, vellore 632 001. 3.The District Registrar (Admn) O/o.The Combined Registrar office, Arakkonam, vellore District 4.The Joint- II Sub Registrar Arakkonam, vellore District. 5.R.Padmavathy

6. B.Kasthuri

7. P.Muralikrishnan

8. P.Yuvaraj 9.P.Sriram Respondent(s)

PRAYER in WP No. 1606 of 2019; This writ petition is filed under Article 226 of Constitution of India, seeking to issue a writ of Certiorarified Mandamus to call for all relevant records relating to the unilaterally cancellation of settlement Deed Regd, in Document No.5974 of 2015 dated 15.10.2015 further execution of a Deed of settlement registered in Document No.5981 of 2015 dated 20.10.2015 on the file of the 4th Respondent and the Impugned order in Na.Ka.No.3264/A2/2018, dated 2.1.2019 on the file of the 3rd respondent and quash the same as arbitrary, unreasonable, improper, illegal, against their own Rules and Regulations of the Regulations of the respondents, without jurisdiction violating the Government orders, Principles of Natural Justice and the fundamental rights guaranteed under constitution of India and thereby directing the respondents 1 to 4 to remove the encumbrance entries of unilateral cancellation of settlement deed executed in Doc.No.5974 of 2015 dated 13.10.2015 and further execution of settlement deed in Doc. No.5981 of 2015 dated 20.10.2015 on the file of the 4th respondent herein and make necessary entries in all other relevant records like A Register etc., with regard to the property of the petitioner situated in Nanja Survey No.120/1, Ward-C, Block I T.S.No.10/2 , Arakonam Town Periya Eari Poichal, Arakonam Municipality in an extent of 0.36 cents within the registration District of Arakonam and Sub Registration District of Arakonam and Sub-Registration District of Joint-II, Sub-Registrar Arakonam, Vellore District within the stipulated time frame fixed by this Court.

PRAYER in WP No. 1640 of 2019; This writ petition is filed under Article 226 of Constitution of India, seeking to issue a writ of Certiorarified Mandamus to call for all relevant records relating to the unilaterally cancellation of settlement Deed Regd, in Document No.5972 of 2015

dated 15.10.2015 further execution of a Deed of settlement registered in Document No.6768 of 2015 dated 23.12.2015 on the file of the 4th Respondent and the Impugned order in Na.Ka.No.3264/A2/2018, dated 2.1.2019 on the file of the 3rd respondent and quash the same as arbitrary, unreasonable, improper, illegal, against their own Rules and Regulations of the Regulations of the respondents, without

jurisdiction violating the Government orders, Principles of Natural Justice and the fundamental rights guaranteed under constitution of India and thereby directing the respondents 1 to 4 to remove the encumbrance entries of unilateral cancellation of settlement deed executed in Doc.No.5972 of 2015 dated 15.10.2015 and further execution of settlement deed in Doc. No.6768 of 2015 th dated 23.12.2015 on the file of the 4 respondent herein and make necessary entries in all other relevant records like A Register etc., with regard to the property of the petitioner situated in Nanja Survey No.120/1, Ward-C, Block I T.S.No.10/2 , Arakonam Town Periya Eari Poichal, Arakonam Municipality in an extent of 1298 sq. ft. within the registration District of Arakonam and Sub Registration District of Arakonam and Sub-Registration District of Joint-II, Sub-Registrar Arakonam, Vellore District within the stipulated time frame fixed by this Court.

PRAYER in WP No. 1641 of 2019; This writ petition is filed under Article 226 of Constitution of India, seeking to issue a writ of Certiorarified Mandamus to call for all relevant records relating to the unilaterally cancellation of settlement Deed Regd, in Document No.5973 of 2015 dated 15.10.2015 further execution of a Deed of settlement registered in Document No.6768 of 2015 dated 23.12.2015 on the file of the 4th Respondent and the Impugned order in Na.Ka.No.3264/A2/2018, dated 2.1.2019 on the file of the 3rd respondent and quash the same as arbitrary, unreasonable, improper, illegal, against their own Rules and Regulations of the Regulations of the respondents, without jurisdiction violating the Government orders, Principles of Natural Justice and the

fundamental rights guaranteed under constitution of India and thereby directing the respondents 1 to 4 to remove the encumbrance entries of unilateral cancellation of settlement deed executed in Doc.No.5973 of 2015 dated 13.10.2015 and further execution of settlement deed in Doc. No.6768 of 2015 th dated 23.12.2015 on the file of the 4 respondent herein and make necessary entries in all other relevant records like A Register etc., with regard to the property of the petitioner situated in Nanja Survey No.120/1, Ward-C, Block I T.S.No.10/2 , Arakonam Town Periya Eari Poichal, Arakonam Municipality in an extent of 8400 sq. ft. within the registration District of Arakonam and Sub

Registration District of Arakonam and Sub-Registration District of Joint-II, Sub-Registrar Arakonam, Vellore District within the stipulated time frame fixed by this Court. For Petitioner(s): M/s.S.Srinivasan in all the petitions For Respondent(s): Mr.Stalin Abimanyu RR1 to 4 RR7 - No appearance Mr.G.Jermiah RR5, 6, 8 to 9 In all the petitions

COMMON ORDER

WMP. No.16376 of 2023 in W.P.No.1640 of 2019 has been ordered by this Court and the petitioners have been substituted as the petitioners 1 to 4 in the place of the deceased petitioner Mrs.Late T.Gunasundari in W.P.No.1640 of 2019.

2. Since the issues involved in all the cases are one and the same, the same are disposed by way of common order.

3. These writ petitions have been filed seeking to quash the cancellation of settlement Deeds registered on the file of the 4th Respondent and quash the Impugned order passed by the 3rd respondent and directing the respondents 1 to 4 to remove the encumbrance entries of unilateral cancellation of settlement th deeds executed and further execution of settlement deeds on the file of the 4

respondent herein and to make necessary entries in all other relevant records like A Register etc., with regard to the property of the petitioner situated in Arakonam Town Periya Eari Poichal, Arakonam Municipality within the registration District of

Arakonam and Sub Registration District of Arakonam and Sub-Registration District of Joint-II, Sub-Registrar Arakonam, Vellore District within the stipulated time frame fixed by this Court.

4. The learned counsel for the petitioners submitted that for the very same

issue, already one of the legal heir has filed a partition suit in O.S.No.15/2018 and one Govindan has filed a suit in O.S.No.41/2016 on the file of the Sub Judge, Arakonam and the same are pending for consideration. Hence, this Court may grant liberty to the petitioners to canvas all the points before the civil Court.

5. Heard the learned counsel on either side and perused the materials available on record.

6. Recording the submissions made on either side, the writ petitions are

disposed of by directing the petitioners to canvass all the points before the civil Court where the suits are pending. The learned Sub Judge is directed to dispose the suits within a period of 12 months from the date of receipt of a copy of this order. No costs. Consequently, connected miscellaneous petitions are closed. 15-09-2025 rli M.DHANDAPANI,J rli Index:Yes/No

Speaking/Non-speaking order

Internet:Yes Neutral Citation:Yes/No To 1.The Inspector General of Registration Santhome High Road, chennai 600 004 2.The Deputy Inspector General of Registration O/o.the Deputy Inspector General Of Registration, Combined Registrar Office Campus, Veppamara Street, Velappady, Vellore 632 001 3.The District Registrar (Admn) Arakkonam, Vellore District 4.The Joint- II Sub Registrar Arakkonam, Vellore District WP Nos. 1606, 1640 and 1641 of 15.09.2025

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