

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 30-06-2026

WEB COPY

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THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY

W.M.P.No. 11993 of 2026

in

Rev.Aplw. S.R. No. 43994 of 2026

V.Radhakrishnan

..Petitioner

Vs

1. V.Venkatapathy
2. The Tahsildar,
Udumalaipet,
Tiruppur District.
3. Head Surveyor,
Udumalaipet,
Tiruppur District.
4. Firka Surveyor,
Udumalaipet,
Tiruppur District.

..Respondent(s)

Prayer: This Writ Miscellaneous Petition is filed under Article 226 of the Constitution of India, praying to grant leave to the petitioner to file Review



Petition against the Order dated 18.09.2025 passed by this Court in W.P.No.35974 of 2025, as a third-party Review Petitioner.

WEB COPY For Petitioner : Mr.P.A.Sai Govindaraja

For Respondents : Mr.P.Muthu Krishnan for R-1

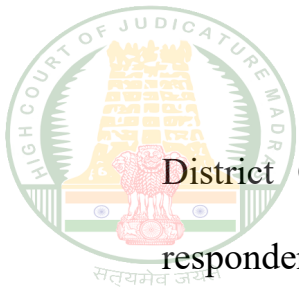
Ms.Inthu Karunakaran

Government's Counsel for R-2 to R-4

ORDER

This Writ Miscellaneous Petition has been filed seeking to grant leave to the petitioner to file Review Petition against the Order dated 18.09.2025 passed in W.P.No. 35974 of 2025, as a third-party Review petitioner.

2. The learned Counsel appearing for the petitioner submitted that the petitioner is the owner of the land in S.F.No.521/3B to an extent of 41 Acres situated in Andiyagoundanur Village, Udumalaipet Taluk, Tiruppur District. As the petitioner was in urgent need of money, he agreed to sell the entire extent to M/s.Sofvolt Switchgears Private Limited by executing a registered sale agreement and unregistered sale agreement dated 13.10.2021. However, as the entire sale consideration as agreed was not paid by the purchaser, on 31.12.2021, the petitioner cancelled the sale agreements dated 13.10.2021. Subsequently, the Sub Registrar, Udumalaipet, in collusion with the said purchaser, unilaterally registered the sale deed on 05.01.2022. Against which the petitioner herein filed a suit in O.S.No.903 of 2025 before the Principal



District Court, Tiruppur which is pending. In the meanwhile, the first respondent claiming that he had purchased a portion of 8.20 Acres in S.F.No.521/3B made an application on 31.08.2025 to the Tahsildar, Udumalaipet, Tiruppur, seeking to subdivide and issue separate patta for the property. Subsequently, he filed a writ petition in W.P.No.35974 of 2025 seeking a direction to the respondents 2 to 4 herein to subdivide and issue separate patta for the said property. This Court by order dated 18.09.2025 disposed of the Writ Petition directing the respondents 2 to 4 herein to dispose of the online application dated 31.08.2025 made by the petitioner/first respondent herein and issue separate patta for the subject property in the name of the petitioner/first respondent herein after taking into consideration the order passed by the Revenue Divisional Officer dated 29.08.2022. Accordingly, on 14.12.2025 the second respondent issued a separate patta bearing No.2983 in the name of the first respondent herein. Aggrieved by the same, the petitioner herein has filed this petition to grant leave to review the order dated 18.09.2025 passed in W.P.No.35974 of 2025.

3. The learned counsel appearing for the first respondent made strong objection stating that even as per the submission of the petitioner, the petitioner sold the entire extent of 41 Acres including the first respondent's land wrongly to a third party by sale agreement dated 13.10.2021, he has no *locus standi* to



make any objection for the grant of separate patta to the first respondent who had purchased the property measuring an extent of 8.20 acres of land by sale deed dated 27.12.2021.

4. In reply, the learned counsel appearing for the petitioner submitted that as the sale consideration was not paid in entirety by the alleged purchaser, he has cancelled the sale agreement dated 13.10.2021 by cancellation of sale deeds dated 31.12.2021 and thereafter, the petitioner is in possession of the property. He further submitted that the first respondent has no right over the property.

5. Heard the learned Counsel appearing on either side and also perused the material available on record.

6. Considering the submission of the learned counsel on either side and on perusal of the materials available on record, this Court is of the view that all the issues raised by the petitioner cannot be decided before this Court. According to the petitioner, the first respondent has obtained patta based on the orders of this Court dated 18.09.2025 made in W.P.No.35974 of 2025. In which case, the petitioner can very well challenge the issuance of patta after



setting aside the sale agreement deeds executed by him on 13.10.2021. If at all any civil dispute is pending between the parties, it is for the petitioner to establish his right over the property. After establishing his right, the petitioner can make appropriate application before the revenue authority and it is for the revenue authority to pass appropriate orders in accordance with law after verifying the same. Therefore, this Court is not inclined to grant any leave to the petitioner to review the order dated 18.09.2025 made in W.P.No.35974 of 2025. Accordingly, this Writ Miscellaneous Petition is dismissed and consequently, the Review Application in SR stage itself is rejected. No costs.

30-06-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

SRM

To

1. The Tahsildar,
Udumalaipet,
Tiruppur District.
2. Head Surveyor,
Udumalaipet,
Tiruppur District.
3. Firka Surveyor,
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KRISHNAN RAMASAMY, J.

SRM

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