



WEB COPY

WP No. 29972 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 23-03-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

WP No. 29972 of 2025

K.Kadhiravan

..Petitioner(s)

Vs

1. Sub Registrar Of Sirkali,
Office Of The Sub Registrar Of Sirkali,
Sirkali.

2. K.Sai Prabhu

..Respondent(s)

For Petitioner(s):

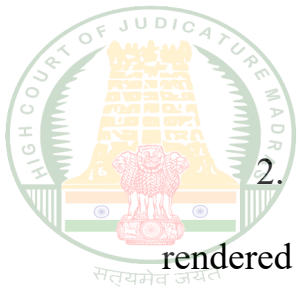
S.Sai Shankar

For Respondent(s):

Mr.U.Baranidharan, SGP

ORDER

The petitioner has challenged the registration of the cancellation deed dated 31.12.2012, under which, the settlement deed executed in favour of the petitioner by the second respondent has been cancelled. The petitioner has challenged the impugned cancellation deed dated 31.12.2012 on the ground that the said cancellation deed was executed unilaterally by the second respondent without the consent of the petitioner.

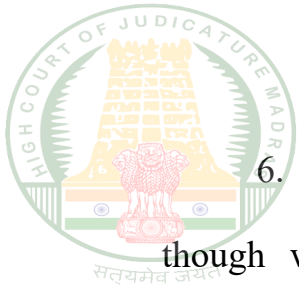


2. The learned counsel for the petitioner relies upon several decisions rendered by this Court in support of his contention that unilateral cancellation of any registered document is impermissible in law.

3. However, as seen from the impugned cancellation deed, which was executed on 31.12.2012, the petitioner has approached this Court by filing this writ petition only in the year 2025, after a lapse of 13 years.

4. The learned counsel for the petitioner submits that the petitioner came to know about the impugned cancellation deed only in the year 2025 and only under those circumstances, the petitioner was constrained to file this writ petition in the year 2025.

5. The second respondent has also filed a counter affidavit before this Court disputing the contentions of the petitioner. According to the second respondent, only with the consent of the petitioner, the impugned cancellation deed was executed as a part of the understanding between the petitioner and the second respondent. According to him, the impugned cancellation deed also makes it clear that the earlier settlement deed executed in favour of the petitioner by the second respondent was never acted upon.



6. The learned Special Government Pleader for the first respondent though would fairly submit that unilateral cancellation of the registered document is legally impermissible, he would submit that the petitioner has not explained in his writ petition as to why there was an inordinate delay of 13 years in filing this writ petition.

The learned counsel for the second respondent is not ready today and seeks short adjournment. At his request, post the matter on 06.04.2026.

23-03-2026

RKM

To

1. Sub Registrar Of Sirkali
Office Of The Sub Registrar Of Sirkali,
Sirkali



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ABDUL QUDDHOSE, J.

RKM

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