

W.P.(MD)No.9221 of 2026

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BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 06.04.2026

CORAM

THE HONOURABLE MRS.JUSTICE S.SRIMATHY

W.P.(MD)No.9221 of 2026

Arulraj

... Petitioner

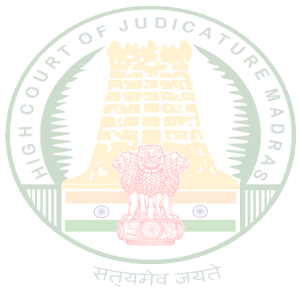
Vs.

1. The Tahsildar,
Radhapuram Taluk,
Tirunelveli.

2. The Zonal Deputy Tahsildar,
Radhapuram Taluk,
Tirunelveli.

... Respondents

PRAYER: Writ Petition filed under Article 226 of the Constitution of India for issuance of Writ of Certiorarified Mandamus, to call for the records from the office of the 1st respondent with respect to impugned order in File No. 2025/0105/29/417326 dated 14.03.2026 and quash the same and consequently direct the respondents to sub-divide the land of the petitioner to an extent of 2 acre 80 cents, situated in S.No.377/2, comprised in Joint Patta No.3645, Thanakarkulam Village, Radhapuram Taluk, Tirunelveli District and issue separate Patta on the basis of petitioner's sale deed dated 29.01.2020.



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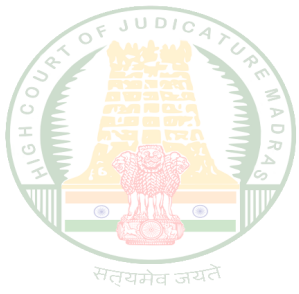
For Petitioner : Mr.M.Subbaiah

For Respondents : Mr.S.Shanmugavel
Additional Government Pleader

ORDER

This petition has been filed seeking to call for the records from the office of the 1st respondent with respect to impugned order in File No. 2025/0105/29/417326 dated 14.03.2026 and quash the same and consequently direct the respondents to sub-divide the land of the petitioner to an extent of 2 acre 80 cents, situated in S.No.377/2, comprised in Joint Patta No.3645, Thanakarkulam Village, Radhapuram Taluk, Tirunelveli District and issue separate Patta on the basis of petitioner's sale deed dated 29.01.2020.

2. The learned counsel for the petitioner submitted that the land in S.No. 377/2, measuring 1.13.50 hectares (i.e., 2 acres 80 cents) on the western side, out of a larger extent of 1.84.00 hectares situated at Thanakarkulam Village, Radhapuram Taluk, Tirunelveli, originally belonged to three brothers, namely R.K. Subbaraya Reddiar, R.K. Narayasamy Reddiar, and R.K. Vijayarama

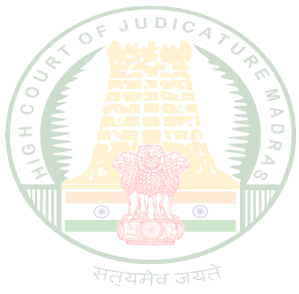


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Reddiar, through a registered partition vide Doc.No.28/1963. As per the said partition deed, the above-mentioned property was allotted to R.K. Vijayarama Reddiar. Subsequently, he executed a general power of attorney in favour of Eenamuthu Konar dated 03.02.2009. Further, based on the power of attorney, Eenamuthu Konar executed a registered sale deed in favour of one Kathiresan dated 24.03.2010. Thereafter, mutation was effected, and Kathiresan's name was included in joint patta No.3645. On 29.01.2020, Kathiresan executed a sale deed in favour of the petitioner, who has been in possession and enjoyment of the property since then, and by mutation, the petitioner's name was included in joint patta No.3645. While the petitioner had applied for subdivision of the land and issuance of a separate patta, the 1st respondent, vide proceedings dated 14.03.2026, rejected the application without conducting any enquiry.

3. It was further submitted that prior to the petitioner's purchase, one S.A. Raja, through his power agent Jesus Raja, filed a suit in O.S.No.61 of 2012 on the file of the Sub Court, Valliyoor, against the petitioner's vendor, Kathiresan, and his predecessors in title, seeking a declaration that the sale deed dated 24.03.2010



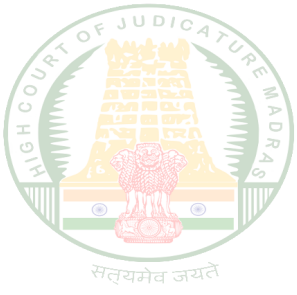
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executed by Kathiresan was null and void. The said suit was dismissed on 21.07.2015, and no appeal was filed, resulting in the litigation attaining finality against Jesus Raja. Subsequently, Jesus Raja filed another suit in O.S.No.57 of 2020 on the file of the Sub Court, Valliyoor, against the petitioner, seeking a declaration that the petitioner's sale deed dated 29.01.2020 was null and void. The said suit was later withdrawn by Jesus Raja. In view of the above, there are no rival claimants, and the petitioner seeks to subdivide the land and have a separate patta issued in his favour. Further, the 1st respondent has stated in the impugned order as "not approved," which is a very cryptic one line order. The petitioner has not received any subsequent communication and has challenged the same in the present writ petition.

4. Heard the learned Additional Government Pleader appearing for the respondents.

5. Considering the facts and circumstances, this Court directs the 1st respondent to consider the petitioner's representation and to subdivide the land



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issue patta based on the suit in O.S.No.61 of 2012 on the file of the Sub Court, Valliyoor, after issuing notice to the petitioner and providing a personal hearing. The impugned order passed by the 1st respondent is quashed.

6. The said exercise shall be completed within 12 weeks from the date of receipt of a copy of this order.

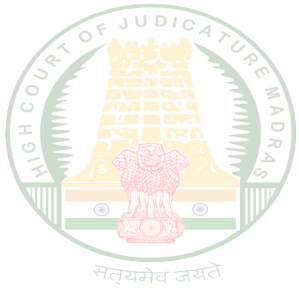
7. With these directions, this Writ Petition is disposed of. No costs.

06.04.2026

(1/2)

Index : Yes / No
Internet : Yes
NCC : Yes / No
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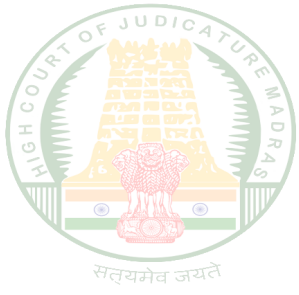
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Madurai Bench of Madras High Court,
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S.SRIMATHY, J

msrm

**Order made in
W.P.(MD)No.9221 of 2026**

**06.04.2026
(1/2)**