

WP(MD). No.3011 of 2026

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

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Date : 23/02/2026

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The Hon`ble Mr.Justice KRISHNAN RAMASAMY

WP(MD). No.3011 of 2026

S.Lilavathi

... Petitioner

Vs

1. The Sub-Registrar,
Papanasam - 614 205..

2. Thiru Ganesan,
Keezhapethenendal Village,
Paramakudi Taluk,
Sathanoor B.O.,
Ramanathapuram 623 705,
Residing at Melattur,
Melakulathukarai (Near English School),. ... Respondents

PRAYER :-Writ Petition filed under Article 226 of the Constitution of India, praying this Court to issue a Writ of Mandamus to declare as invalid or cancel the registration of General Power of Attorney No. 1/1996 and sale deeds 854/2014, 1718/2015 and 913/2019 and in respect of the properties 0.31.00 Hectares in S.No. 705/5, 0.02.50 hectares in S.No. 705/5B1 and 0.95.00 hectares in S.No. 708/1A2 and 0.12.00 hectares in S.No. 709/3 of Melattur 3rd Sethi Village, Papanasam Taluk, Thanjavur District as per the provisions of the law, as illegal.



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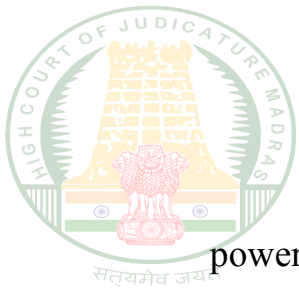
For Petitioner : Mrs.S.Lilavathi (Petitioner in Person)
For Respondent : Mr.K.Badurus Zaman for R1
Government Advocate
Mrs.H.Jasima Yasmin for
M/s.Ajmal Associates for R2

ORDER

This writ petition has been filed for cancelling the general power of attorney No.1/1996 and sale deeds 854/2014, 1718/2015 and 913/2019 and in respect of the properties 0.31.00 Hectares in S.No. 705/5, 0.02.50 hectares in S.No. 705/5B1 and 0.95.00 hectares in S.No. 708/1A2 and 0.12.00 hectares in S.No. 709/3 of Melattur 3rd Sethi Village, Papanasam Taluk, Thanjavur District as per the provisions of the law.

2. As per Section 34(3)(b) of the Registration Act, initially, at the time of registration, the Sub Registrar/registering authority shall satisfy himself as to the identity of the persons appearing before him and alleging that they have executed the document as well as the persons claiming under the document.

3. In the present case, according to the petitioner, without identifying the persons, who are executing the document, the present



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power of attorney as well as sale deeds have been executed. The petitioner would refer to the identifying person appearing before the Sub Registrar.

4. It is not only mere identification ie., identifying the person, who is executing the document in question but the Sub Registrar is duty bound to verify based on the Aadhar Card and other identity cards produced by the person/s appearing before him at the time of registration, but also the duty cast upon the Sub Registrar is to identify based on the documents available with him as well. If any person is presenting the document, his identification can be verified from the documents available with the Sub Registrar itself, ie, the title document and also to the documents what are all mentioned in Section 34(3)(b) of the said Act.

5. The learned Government Advocate for the official respondent would submit that in the present case, it is not anybody producing the document with Aadhar Card and identity card at the time of presenting the document and whether that person appearing before him is the person executed the document outside the Registrar's office.



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6. This Court is prima facie not satisfied with the identification of the persons by the Sub Registrars while registration/s. As rightly contended by the petitioner, the Sub Registrar's should satisfy himself as to the identity of the persons appearing before him and make it clear whether such person/s is/are the persons appeared at the time of registration before him and at the time of execution as well as at the time of purchase/return of the deed/s. The Sub Registrar/s has/have to identify those persons with the documents available and most reliable documents in the hands of the Sub Registrars and the documents produced by the persons like Aadhar Card and identity card etc. Only on the limited aspect, this Court ordered notice.

7. It is to be seen that the person/s appearing before the registering authority is/are one and the same throughout their lifetime. Though the personality or other resemblances changed, the person is the same.

8. Since the other relevant parties are not impleaded and since the prayer has been sought against those persons, who executed the sale



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deeds, the petitioner is directed to implead those persons to the power of attorney and the other sale deeds.

Post this matter along with the impleading application/s.

23.02.2026

RR

To

1. The Sub-Registrar,
Papanasam - 614 205..