



WEB COPY

WP No. 11227 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 25-03-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

**WP No. 11227 of 2026
and W.M.P.No.12232 of 2026**

1. S.Rahumathnisha
W/o Syed mansoor,
No 151 B/ 64 Portuguese Church street,
Seven Wells, chennai 600 001
2. A. Sabiyathrani,
W/o Amjath Ali,
No 24/8 Hawker Jesson Lane,
Sevenwells, chennai 600 001
3. Dhasneem Banu. P.H
C/o Hithayathullah,
No 5/3 Girrigori Street,
Sevenwells, chennai 600 001
4. M. Shahul Hammed
S/o Mohamed Rajiq,
No 151/64, Portuguese Church street,
Seven Wells, Chennai 600 001.

..Petitioner(s)

Vs

1. The State of Tamil nadu
Rep. by the Inspector General of Registration,
Santhome High Raod, R.A. Puram,
Chennai 600 028
2. The Director Registrar
North Chennai, No 1 Pillar street,
Kuralagam, Chenani 600 014.



3. The Sub Registrar
Sowcarpet, Leelavathi building 3rd Floor,
East Wing, 69
Armenian St. Chennai 600 001.

..Respondent(s)

PRAYER – This Writ Petition is filed under Article 226 of the Constitution of India, seeking a Writ of Mandamus, directing the 3rd respondent to remove the deficit stamp duty entries made in the Encumbrance Certificate of the Sale Deed dated 06.10.2022 vide in Doc. No 1391/2022 on the file of the 3rd Respondent, based on the Representation dated 19.01.2026.

For Petitioner(s): Mr.D.Manimaran

For Respondent(s): Mr.P.Harish
Government Advocate

ORDER

The grievance of the petitioners in this Writ Petition is that in the Encumbrance Certificate, deficit stamp duty entries have been made by the 3rd respondent, which according to the petitioners, is not correct and it has to be removed.

2.However, instead of challenging the deficit stamp duty entries reflected in the Encumbrance Certificate for the subject property, the petitioners have filed this Writ Petition, just for Mandamus. Necessarily, the petitioners will have to challenge the deficit stamp duty entries reflected in the Encumbrance



Certificate by filing appropriate Writ Petition. Without challenging the same, the Writ Petition filed for Mandamus is not maintainable.

WEB COPY

3.Learned counsel for the petitioners seeks liberty for the petitioners to file a fresh Writ Petition challenging the deficit stamp duty entries for the subject property by filing a fresh Writ Petition. No prejudice would be caused to the petitioners if such a liberty is granted by this Court.

4.Accordingly, this Writ Petition is disposed of by granting liberty to the petitioners to challenge the deficit stamp duty entries made in the Encumbrance Certificate for the subject property, which is the subject matter of this Writ Petition, by filing a separate Writ Petition. However, there shall be no order as to costs. Consequently, connected Miscellaneous Petition is closed.

25-03-2026

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

GSA



WEB COPY

WP No. 11227 of 2



ABDUL QUDDHOSE, J.

GSA

To

1. The State of Tamil nadu
Rep. by the Inspector General of Registration,
Santhome High Raod, R.A. Puram,
Chennai 600 028
2. The Director Registrar
North Chennai, No 1 Pillar street,
Kuralagam, Chenani 600 014
3. The Sub Registrar
Sowcarpet, Leelavathi building 3rd Floor,
East Wing, 69
Armenian St. Chennai 600 001

WP No. 11227 of 2026
and W.M.P.No.12232 of 2026

25-03-2026