



W.P.No.33117 of 2022

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 09.12.2022

CORAM :

THE HONOURABLE MR.JUSTICE R.SURESH KUMAR

Writ Petition No.33117 of 2022

T.Karunakaran

.... Petitioner

-Vs-

The Rent Authority Officer /
The Revenue Divisional Officer
Revenue Divisional Office
Ambattur Divisional
5-73, SH 112, Gandhi Nagar
Anna Nagar West Extension
Chennai 600 040.

.... Respondent

Prayer : Writ Petition under Article 226 of the Constitution of India praying for the issuance of a Writ of Mandamus directing the respondent to issue the Tenancy agreement Registration for the petitioner's application No.TN-242022062007167 for Registration of Tenancy Agreement dated 01/06/2022 within a time frame fixed by this Hon'ble Court.

For Petitioner : Ms.G.Arul Selvi
For Respondent : Mr.P.Sathish
Additional Government Pleader

ORDER

The prayer sought for herein is for a Writ of Mandamus directing the respondent to issue the Tenancy agreement Registration for the petitioner's



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application No.TN-242022062007167 for Registration of Tenancy Agreement dated 01/06/2022 within a time frame fixed by this Court.

2. The petitioner has presented a rental agreement dated 01.06.2022 in respect of the petitioner's property for lease and registration on 20.06.2022 to the respondent, who is the rent authority under the provisions of the Act viz., Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017. Necessary fee has also been paid on the said date through online. Thereafter some time in July 2022 all original documents for perusal also had been produced. Despite these developments, so far the respondent has not registered the rental agreement which is mandatory one under the provisions of the Act, without which neither the landlord nor the tenant can establish any right before the Rent Control Court under the provisions of the Act. Therefore, the learned counsel for the petitioner seeks indulgence of this Court to issue a direction by way of a Mandamus.

3. Heard Mr.P.Sathish learned Additional Government Pleader who would submit that since every Revenue Divisional Officer has been designated as Rent Authority of the jurisdiction concerned, apart from their regular works since these kind of works are also added, there may be some delay due to administrative reasons. Anyhow, the rental agreement submitted by the



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petitioner would be considered and if it is otherwise in order the same would be registered and registration number would be given to the petitioner at the earliest.

4. Having considered the said submission made by the learned Government Pleader, this Court is inclined to dispose of this writ petition with the following order.

“That there shall be a direction to the respondent to take up the rental agreement dated 01.06.2022 submitted by the petitioner for registration under the provisions of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 and act upon by registering the same, if it is otherwise in order and give the registration number to the petitioner preferably within four weeks from the date of receipt of a copy of this order.”

6. With the above directions, this writ petition is disposed of. No costs.

09.12.2022

Index : Yes/No
Internet : Yes/No
KST

To

The Rent Authority Officer / The Revenue Divisional Officer
Revenue Divisional Office, Ambattur Divisional Office,
5-73, SH 112, Gandhi Nagar, Anna Nagar West Extension



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R. SURESH KUMAR, J.

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