



WEB COPY



W.P.No.27112 of 2024

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 12.09.2024

CORAM

THE HONOURABLE MR.JUSTICE S.SOUNTHAR

W.P.No.27112 of 2024

Kadavanthara Buildrs Private Limited
Represented by its Authorised Signatory

Having its Registered Office at:

4-5, Sigma Corporate Park,
Near Mann Party Plot,
Bodakdev, Ahmedabad,
Gujarat – 380054

And its Site Office at:

Enchante Siruseri Village,
Off Rajiv Gandhi Salai (OMR),
Chennai – 603103

... Petitioner

VS.

1.The Inspector General of Registration,
100, Santhome High Road,
Pattinapakkam,
Chennai – 600028

2.The District Registrar,
Chengalpattu District,
Chengalpattu

3.The Sub Registrar,
Thiruporur SRO
Thiruporur

... Respondents



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PRAYER: Writ Petition is filed under Article 226 of the Constitution of India, to issue a Writ of Mandamus, directing the Respondents herein to pass appropriate Orders, in a time bound manner, on the Petitioner's Representation dated 02.05.2024 seeking to fix appropriate Guideline Value in respect of the Petitioner's Available Land Extent of 13 Acres and 57.5 Cents in “Project – Enchante”, situate at No.38, Siruseri Village, Vandalur Taluk, Chengalpet District and to permit Registration of Sale Deed/s or any other Deed/Instrument presented for Registration.

For Petitioner : Mr.S.K.Harinarayanan
for M/s.Tatva Legal Chennai

For Respondents : Mr.T.Chezhiyan
Additional Government Pleader

ORDER

The petitioner herein seeks a direction to respondents to consider its representation dated 02.05.2024 seeking fixation of appropriate guideline value in respect of the petitioner's land with an extent of 13 acres and 57.5 cents in “Project – Enchante” situated in No.38, Siruseri Village, Vandalur Taluk, Chengalpet District.



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2. According to the petitioner, they developed the residential plots in the land situated in various survey numbers mentioned in the annexure to its representation and got approval from the Directorate of Town and Country Planning Department in Approval No.128/2022. The petitioner also sold some of the plots to third parties and registered the same. The registered documents were not released by the 3rd respondent on the ground that guideline value for the lands covered by the petitioner's project has not been fixed. Therefore, the petitioner submitted a representation dated 02.05.2024 seeking fixation of correct guideline value for the petitioner's land and the same has not been considered by the respondents. Hence, the petitioner is before this Court.

3. Mr.T.Chezhiyan, learned Additional Government Pleader, who is taking notice for the respondents would submit that the representation of the petitioner dated 02.05.2024 will be considered by the 3rd respondent on its own merit and in accordance with law, within the time fixed by this Court.

4. In view of the same, without going into the merits of the claim made by the petitioner, this Court is inclined to direct the 3rd respondent to



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consider the representation of the petitioner dated 02.05.2024 and pass final orders on its own merit and in accordance with law, within a period of six weeks from the date of receipt of a copy of this order.

5. With the above direction, the Writ Petition stands disposed of. No costs.

12.09.2024

Index : Yes/No
Speaking order: Yes/No
Neutral Citation: Yes/No
dm



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To

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- 1.The Inspector General of Registration,
100, Santhome High Road,
Pattinapakkam,
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- 2.The District Registrar,
Chengalpattu District,
Chengalpattu
- 3.The Sub Registrar,
Thiruporur SRO
Thiruporur



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S.SOUNTHAR, J.

dm

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