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W.P.Nos.27706 & 28002 of 2024

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 11.11.2024

CORAM

THE HONOURABLE MS. JUSTICE P.T. ASHA

W.P.Nos.27706 & 28002 of 2024

W.P.No.27706 of 2024

Netvantage Technologies Pvt. Ltd.,
Represented by its Authorised Signatory,
Mr.Pankaj Nath,
Having registered office at:
Vijaya (1st Floor) 17,
Barakhamba Road, New Delhi-110001

...Petitioner

Vs.

The Sub-Registrar,
Office of the Sub-Registrar,
1/1 Sannadhi Street,
Marakanam-604303

...Respondent

Prayer: Writ Petition filed under Article 226 of the Constitution of India, praying for issuance of Writ of Certiorarified Mandamus, directing to call for the records on the file of the respondent in the proceedings with Serial No.5/2024 and Refusal No.RFL/Marakkanam/8/2024 dated 30.08.2024 and



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quash the same as illegal and consequently direct the Respondent to register the Sale Deed dated 30.08.2024 within the time limit stipulated by this Court.

For Petitioner : Mr.V.Raghavachari
Senior Counsel
for M/s.Deepika Murali

For Respondent : Mr.B.Vijay
Additional Government Pleader

W.P.No.28002 of 2024

S.Anand

...Petitioner

Vs.

The Sub-Registrar,
Marakanam
Villupuram

...Respondent

Prayer: Writ Petition filed under Article 226 of the Constitution of India, praying for issuance of Writ of Certiorarified Mandamus, directing to call for the records of the respondent vide Refusal check slip No.RFL/Marakkanam/9/2024 dated 30.08.2024 and inspection memo No.6 of 2024 dated 30.08.2024 and quash the same as illegal and arbitrary and further direct the Respondent to register the document produced by the petitioner pertaining to the property measuring to an extent of 0.15 ½ cents, bearing New s.No.229/5, Old S.No.157/12 situated at Marakkanam North Village, Marakkanam Town Panchayat, Tindivanam District.

For Petitioner : Mr.M/s.Dhakchayini Reddy



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for Mr.G.Mohammed Aseef
For Respondent : Mr.M.Shahjahan
Special Government Pleader
for R1

COMMON ORDER

On the consent of both petitioners that the respective sale deed presented by them before the respondent shall be registered. The objection given by either of the respondent now stands resolved. The respondent shall register both the sale deeds. However, it is made clear that by reason of such registration an innocent purchaser should not be affected. Therefore, till the disposal of the suit in O.S.No.285 of 2024 on the file of the Principal Sub Court, Tindivanam further transfers in the form of sale deeds, mortgages, lease etc., will not be made by either party and directions are issued to the Sub-Registrar not to entertain any document for registration as well during this period.

2.The learned Senior Counsel appearing on behalf of the petitioner in W.P.No.27706 of 2024, who is the defendant in the said suit undertakes to



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file their written statement within a period of 2 weeks from today. Thereafter, the learned Judge shall proceed to frame issues and within a period of 8 months from the date of receipt of a copy of this order shall endeavour to dispose of the suit.

3.It is also made clear that either party shall not make any claim on the basis of the sale deed now registered in the suit, as the registration itself is subject to the ultimate result of the suit.

4.With the above direction, these writ petitions stand disposed of.

No costs.

11.11.2024

vsn

Index:Yes/No

Speaking/Yes/No

Neutral case citation: Yes/No



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To
The Sub-Registrar,
Office of the Sub-Registrar,
1/1 Sannadhi Street,
Marakanam-604303



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P.T. ASHA, J.

vsn

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