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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED 24.02.2025

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THE HONOURABLE MR. JUSTICE N. ANAND VENKATESH

W.P.No.4250 of 2025
and WMP No.4759 of 2025

M/s.Ojas Consulting Private Limited
Represented by its Director Mr.Niranjan Sridhar
5th Floor, Capitale No.532/9 (Nos.554 and 555)
Anna Salai, Teynampet,
Chennai 600 018

..Petitioner

Vs.

1. The Office of the Sub Registrar,
Central Chennai, Joint – I
Chennai, Tamil Nadu
2. The office of Deputy Registrar,
Central Chennai,
Tamil Nadu
3. The District Revenue Officer (Stamps)
Chennai

... Respondents

Prayer : Writ Petition filed under Article 226 of the Constitution of India for issuance of a Writ of Certiorarified Mandamus calling for the records culminating into Notification/ Order dated 23.01.2025 in pending Document



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No.20/2024 passed by the 1st respondent in accordance with order dated 18.11.2024 bearing No5248/ E1 passed by the 2nd respondent and direct the 1st respondent to register the pending document bearing No.P20/2024 and return the same to the petitioner.

For Petitioner : Mr.S.R.Raghunathan
for Mr.Adithya Reddy J
For Respondents : Mr.Karthick Jagannath
Government Advocate
for R1 to R3

ORDER

This writ petition has been filed challenging the impugned order dated 23.01.2025 and for a consequential direction to the 1st respondent to register the pending document in P No.20/2024.

2. The case of the petitioner is that they had purchased the subject property for a valuable consideration and a sale deed was executed on 14.02.2024 and it was presented for registration before the 1st respondent. The 1st respondent did not register the document and kept it as a pending document in P No.20./2024. The matter was referred to the 2nd respondent to fix a composite value for the subject property as all the units in the building complex



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are commercial in nature. The 2nd respondent by way of an order dated 28.11.2024 mentioned that the general composite value for the properties abutting Anna Salai is Rs.20,000/- and that the specific composite value for the subject property is Rs.23,000/-. Based on the same, the 1st respondent has issued the impugned order dated 23.01.2025 directing the petitioner to pay a deficit stamp duty of Rs.32,41,250/-.

3. The specific case of the petitioner is that the subject property is neither a newly developed property nor the subject transaction is the 1st document made after the development was over. Therefore, it was contended that the respondents ought not to have adopted the composite value for determining the stamp duty and registration charges.

4. When the matter came up for hearing on 07.02.2025, this Court specifically directed the Special Government Pleader to take instructions and to report before this Court.

5. When the matter was taken up for hearing today, the learned



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Special Government Pleader based on the written instructions received from the District Registrar (Admin), Central Chennai, Chennai, submitted that the document that has been presented by the petitioner will be registered and returned to the petitioner.

6. Based on the above written instructions, it is not necessary for this Court to go into the issue that has been raised in this writ petition and it will suffice if a direction is issued to the 1st respondent to register the document and to release the same within a period of one week from the date of receipt of a copy of this order.

7. This writ petition is disposed of with the above directions. No costs. Consequently, the connected miscellaneous petition is closed.

24.02.2025

Index : Yes/No

Internet : Yes/No

Speaking Order / Non Speaking Order
rka

Note : Issue order copy on 26.02.2025.

To

1. The Office of the Sub Registrar,



Central Chennai, Joint – I
Chennai, Tamil Nadu

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2. The office of Deputy Registrar,
Central Chennai,
Tamil Nadu
3. The District Revenue Officer (Stamps)
Chennai



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N. ANAND VENKATESH, J.
rka

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