



W.P.No.12182 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 04.04.2025

CORAM

THE HONOURABLE Mr. JUSTICE N. ANAND VENKATESH

W.P.No.12182 of 2025

1.V.Menaka
2.V.Kausika

... Petitioners

Vs

1.Government of Union Territory of Puducherry
Represented by its Chief Secretary
Coubert Avenue, Puducherry - 605 001.

2.The Tahsildar
Oulugret Taluk
E.C.Road, Puducherry - 605 008.

3.B.Mahalakshmi Boudha

... Respondents

Prayer : Writ Petition filed under Article 226 of Constitution of India praying to issue a Writ of Mandamus directing the second respondent to issue patta to the petitioners in respect of the respective property in Cadaster No.1803, R.S.No.280/13, Thattanchavadi Village, Oulugaret Taluk, Puducherry, on the basis of our application dated 10.03.2025, within the time frame fixed by this Court.



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For Petitioners : Ms.Gopika Nambiar

For Respondents : Mr.A.Tamilvannan
Additional Government Pleader [R1 & R2]

ORDER

This writ petition has been filed for issue of Writ of Mandamus directing the second respondent to issue patta in the name of the petitioners with respect to the subject property, based on the application submitted by the petitioners on 10.03.2025.

2. Heard Ms.Gopika Nambiar, learned counsel appearing for petitioners and Mr.A.Tamilvanan, Additional Government Pleader for respondents 1 and 2.

3. The case of the petitioners is that the first and second petitioner purchased the subject property through a registered sale deed dated 11.10.2006, registered as Document Nos.6440/2006 and 6441/2006 respectively. Thereafter, the property tax assessment was also transferred in the name of the petitioners and electricity connection also stands in their name. The building was converted into three shops and it was let out to the tenants. The third respondent made an attempt to



trespass into the property, as a result of which, an application was submitted by the petitioner before the Land Grabbing Cell.

4. The third respondent was claiming right over the property based on a family arrangement of the year 2017. The specific contention of the petitioners is that such family arrangement came to be executed by the third respondent only to grab the property belonging to the petitioners, whereas the petitioners were the owners of the said property as early as in the year 2006 itself.

5. The petitioner submitted a joint application seeking for patta before the second respondent on 10.03.2025. The said application was not acted upon since W.P.6451 of 2025 filed by the third respondent was pending before this Court. However, it is brought to the notice of this Court that the said writ petition was dismissed as withdrawn on 27.03.2025. It is under these circumstances, the present writ petition came to be filed before this Court.

6. Taking into consideration the facts and circumstances of the case and the materials placed before this Court, there shall be a direction to the second



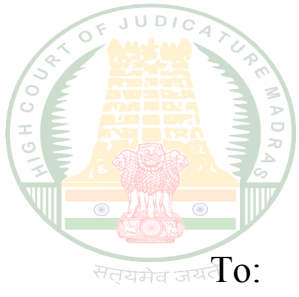
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respondent to deal with the joint application submitted by the petitioners on 10.03.2025, and pass orders within a period of six weeks from the date of receipt of a copy of this order. It is made clear that the petitioners are claiming their right through the registered sale deeds of the year 2006. Therefore, these sale deeds cannot be disregarded through a family arrangement that had taken place subsequently in the year 2017, unless those sale deeds are put to challenge in the manner known to law. Therefore, the second respondent shall keep that in mind and act upon the title deed and also the documents that have been relied upon by the petitioners to establish possession over the property and pass appropriate orders.

7. This writ petition is disposed of with the above direction. No costs.

04.04.2025

Index : Yes/No
Speaking Order/Non-Speaking Order
Neutral citation : Yes/No
ds



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To:

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N. ANAND VENKATESH., J

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