



WEB COPY



WP No.22029 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 11.12.2025

CORAM

THE HON'BLE MR.MANINDRA MOHAN SHRIVASTAVA,
CHIEF JUSTICE

AND

THE HON'BLE MR.JUSTICE G.ARUL MURUGAN

WP No.22029 of 2025

M/s Akshobhya Steels Private Ltd
Rep. by its Director Mr. Manigandan : Petitioner

versus

- 1.The Deputy Director,
Directorate of Enforcement,
Government of India, Ministry of Finance,
No.2, BSNI Building, Kush Kumar Road,
Nugambakkam, Chennai- 600 006.
- 2.The District Registrar (Admin)
Chennai North, Kuralagam,
Chennai- 600 108.
- 3.The Sub-Registrar,
Sub-Registrar Office, Ponneri,
Chennai- 600 067. : Respondents

Prayer: Petition filed under Article 226 of the Constitution of India for issuance of a Writ of Mandamus directing the first respondent to issue a 'No-Objection' Certificate towards the Registration of Sale Deed dated 06.06.2018 by which the Petitioner has purchased the Subject Property comprised of an extent of 68,452 Sq. ft of land comprised in S.Nos.70/1A2, 70/IBIB, 70/1B1A2, S.No.70/1B/IAI and 70/2A1 situated at Azhingivakkam Village, Jagannathanpuram Group, Ponneri Taluk, Thiruvallur District and consequently direct Respondent No. 3 to Register the Sale Deed dated 06.06.2018 in favour of the Petitioner.

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For Petitioner : Mr.Rahul M. Shankhar
For Respondents : Mr.N.Ramesh,
Spl.P.P. (ED),
for the first respondent
Mr.K.Karthik Jagannath,
Government Advocate,
for respondents 2 and 3

ORDER

(Order of the Court was made by the Hon'ble Chief Justice)

This petition has been filed by the petitioner seeking issuance of a Mandamus directing the first respondent to issue a 'no objection certificate' (for short, NOC) towards the registration of sale deed dated 06.06.2018, by which the petitioner has purchased the subject property, and consequently, direct respondent No.3 to register the sale deed dated 06.06.2018 in favour of the petitioner.

2. The factual background as is reflected from the records of the case is that the petitioner claims to have purchased the subject property and then presented the sale deed for registration before the Sub-Registrar. As no registration was granted, an appeal was preferred before the Registrar. When no decision was being taken, petitioner



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filed WP No.17557 of 2022 before this Court, which was disposed of on 11.07.2022, directing the District Registrar (Administration), Chennai North, to conduct inquiry and decide the appeal.

3. By an order dated 17.11.2022, the appeal was dismissed.

3.1. Aggrieved by the said order, the petitioner again filed a writ petition before this Court in WP No.34210 of 2022. That petition however, was dismissed for want of prosecution.

4. It appears that in respect of the same property, certain proceedings were drawn under the Prevention of Money-Laundering Act, 2002, (for short, 'PMLA').

5. The petitioner, only in order to get another opportunity, despite dismissal of the petition for want of prosecution, has taken recourse to filing this petition, in the garb of certain proceedings drawn under PMLA, and seeks a direction, avoiding a properly constituted proceedings, and challenging the legality and validity of the order dated 17.11.2022 passed earlier.



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6. The prayer for issuance of direction to respondent No.1 to issue NOC is completely misconceived. None of the functions enjoined to the first respondent under the provisions of PMLA require it to issue any such NOC, as is being asked by the petitioner.

7. The petitioner's remedy lies only in challenging the order dated 17.11.2022 earlier passed by the Registrar. A writ petition was filed earlier; but was dismissed for want of prosecution. It appears that instead of seeking revival of the writ petition, petitioner has chosen to file this petition.

8. The petition therefore is misconceived and dismissed. There will be no order as to costs.

(MANINDRA MOHAN SHRIVASTAVA, CJ.) (G.ARUL MURUGAN, J.)
11.12.2025

Index : Yes/No
Neutral Citation : Yes/No
tar



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