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CMA No. 1490 of 2024



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 07.08.2025

CORAM

THE HONOURABLE MRS.JUSTICE T.V.THAMILSELVI

CMA No. 1490 of 2024

AND

CMP NO. 13029 OF 2024

1. A.Thomas Alva Edison
No. 4/44E1, Ariyanattu Street,
Velankanni, Kilvelur Taluk,
Nagapattinam District.

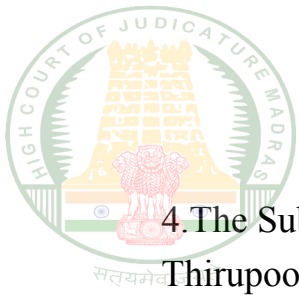
Appellant(s)

Vs

1. The Chief Controlling Revenue
Authority
and inspector General of Registration,
120, Santhome High Road, Chennai-
600 028.

2.The Special Deputy Collector
(Stamps)
Thanjavur

3.The District Registrar
(Administration)
Velippalayam, Nagapattinam -611 001.



4. The Sub Registrar

Thirupoondi, Nagapattinam District-

WEB 611110.

Respondent(s)

CMA No. 1490 of 2024

PRAYER

To set aside the Na.Ka.No.25514/N4/2017 dated 07.03.2024 passed by the 1st respondent and thus render justice.

CMA No. 1490 of 2024

For Appellant(s): Ms.A.V.Bharathi

For Respondent(s): Mr.C.Sathish Govt.Advocate

JUDGEMENT

This Civil Miscellaneous Appeal has been filed to set aside the Na.Ka.No.25514/N4/2017 dated 07.03.2024 passed by the 1st respondent.

2. The learned counsel for the appellant submits that the appellant has purchased property admeasuring an extent of 0.29 cents situated at Sivan Koil Street, Velankanni Village, Kivalur Taluk, Nagapattinam(subject property), through his power agent Mariyasusai and presented the same for registration in



the office of Sub-Registrar, Thirupoondi, and paid a stamp duty of Rs.2,10,000/- towards deed of sale dated 15.10.2015, in document No.1315/2015.

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3. The learned counsel for the appellant submits that without any reason the fourth respondent fixed Rs.980/- per square feet as guideline value of the subject property as such is erroneous and to prove his contention he relied the adjacent land sale deed, of the year 2018, wherein guide line value of the land was fixed as Rs.657/- per square metre. Hence, he prays to set aside the impugned order dated 07.03.2024.

4. The learned Government Pleader submits that considering the location of the property and other amenities and future developments the respondent fixed the guideline value which needs no interference.

5. Heard both sides.

6. Perused the adjacent land sale deed dated 13.06.2018 in document No. 547/2018/BK, which is pertaining to the land situated in Sivan Keezh street,



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Keelavelur Taluk, Velankanni Village, Nagapattinam District., the subject land also situated in the same village. Hence, as per the said sale deed in the year 2018 guideline value of the said property is Rs. 657/- per square feet, but the subject property was purchased in the year of 2015. Therefore, this Court is of the view that guideline value fixed by the 3rd respondent in order dated 07.03.2024 in Na.Ka. No. 25514/N4/2017 per sq feet is hereby set aside. Hence on considering the registered sale deed of the year 2018, this Court is inclined to fix Rs.657/- per square feet as guideline value of the subject property by considering the location of the property as well as other amenities in that land registered in the sale deed . The appellant is directed to pay the remaining amount, if any with interest subject to rules.

7. With the above directions this Civil Miscellaneous Appeal is allowed
No order as to costs. Consequently, the connected miscellaneous petition is closed.

07.08.2025

Index:Yes/No

Speaking/Non-speaking order

Internet:Yes

Neutral Citation:Yes/No



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Thirupoondi, Nagapattinam District-
611 110.

5. The section Officer, V.R Section,
High Court, Madras.



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T.V.THAMILSELVI J.

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