



WEB COPY



W.P.Nos.15625 & 15641 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 29.04.2025

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THE HONOURABLE MR.JUSTICE N.ANAND VENKATESH

W.P.Nos.15625 & 15641 of 2025

and

W.M.P.Nos.17669 & 17678 of 2025

Horizonview Properties Private Limited
Rep. By Its Authorized Signatory,
Mr.Ramakrishnan Sankaran Plot No.C-
30, Block-g, Opposite Sidbi, Bandra
Kurla Complex, Bandra (east),
Mumbai-400051

Petitioner in both WPs

Vs

1. The Chief Controlling Revenue
Authority Cum Inspector General
Of Registration
Department Of Registration, No.
100, Santhome High Road,
Mylapore, Chennai-600 004.

2.The District Registrar
Chennai-south, Integrated Building
For Officers Of The Commercial
Taxes And Registration Department,
Nadanam, Chennai-600 035.

3.The Sub Registrar
Sub Registrar Office Kundrathur,
No. 59, Road Street, Kundrathur,
Chennai-600 069.

Respondents in both WPs



W.P.Nos.15625 & 15641 of 2025

Writ Petition No.15625 of 2025 filed under Article 226 of the Constitution of India seeking issuance of a Writ of Mandamus, directing the 1st respondent to hear and dispose of the appeal dated 20th December 2024 in respect of the order bearing letter No.7290/A1/2024 dated 05.12.2024 fixed by the petitioner, within a fixed time frame as may be stipulated by this Hon'ble Court.

Writ Petition No.15641 of 2025 filed under Article 226 of the Constitution of India seeking issuance of a Writ of Mandamus, directing the 1st respondent to hear and dispose of the appeal dated 20th December 2024 in respect of the order bearing letter No.7291/A1/2024 dated 05.12.2024 fixed by the petitioner, within a fixed time frame as may be stipulated by this Hon'ble Court.

For Petitioner in both WPs :	Mr.Srinath Sridevan Senior Counsel for M/s.R and P Partners
For Respondents in both WPs:	Mr.U.Baranidharan Special Government Pleader

COMMON ORDER

These writ petitions have been filed for issue of a writ of mandamus directing the first respondent to hear and dispose of the appeals dated 20.12.2024 filed against the orders passed by the second respondent dated 05.12.2024 and for further direction to the third respondent to register the lease deeds that were presented for registration.



W.P.Nos.15625 & 15641 of 2025

2. Heard the learned Senior Counsel appearing on behalf of the petitioner and the learned Special Government Pleader for the respondents.

3. Taking into consideration the facts and circumstances of the case, considering the materials placed before this Court and considering the orders passed by the second respondent dated 05.12.2024 against which the appeals are pending before the first respondent, there shall be a direction to the first respondent to conduct enquiry and dispose of the appeals dated 20.12.2024 on its own merits and in accordance with law, within a period of eight weeks from the date of receipt of a copy of this order. In the meantime, the third respondent shall take a decision with respect to the lease deeds that were presented for registration by the petitioner and either the lease deeds have to be entertained or registered, if it is otherwise in order. If the third respondent is not inclined to entertain the lease deeds, the third respondent shall issue a refusal check slip by assigning proper reason. This process shall be completed by the third respondent within a period of two weeks from the date of receipt of a copy of this order.

These Writ Petitions are disposed of in the above terms.



W.P.Nos.15625 & 15641 of 2025

Consequently, connected miscellaneous petitions are closed. There shall be no order as to costs.

29.04.2025

Neutral Citation: Yes/No
Index: Yes/no
Speaking Order/Non-Speaking Order

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To

1. The Chief Controlling Revenue Authority
Cum Inspector General Of Registration
Department Of Registration,
No. 100, Santhome High Road,
Mylapore, Chennai-600 004.

2. The District Registrar
Chennai-south, Integrated Building
For Officers Of The Commercial Taxes
and Registration Department,
Nadanam, Chennai-600 035.

3. The Sub Registrar
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N.ANAND VENKATESH, J



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