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W.P.No.19914 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 11.06.2025

CORAM

THE HONOURABLE MR.JUSTICE MOHAMMED SHAFFIQ

W.P.No.19914 of 2025

Edelweiss Asset Reconstruction Company Limited,
Trustee of The EARC Trust-SC 493,
Represented by its Authorized Signatory,
Mr.Arvind Kumar Jha,
Having its register office at Edelweiss House,
Off C.S.T.Road, Kalina, Mumbai - 400 098.

... Petitioner(s)

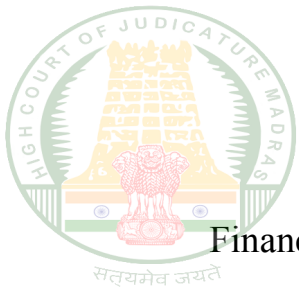
Vs.

1.The Inspector General of Registration,
Office of the Inspector General of Registration,
No.100, Santhome High Road,
Chennai - 600 028.

2.The Sub Registrar,
O/o.The Sub Registrar Office,
Thiruvallur Joint-I,
201, J N Road, Taluk Office Compound,
Thiruvallur - 602 001.

... Respondent(s)

Prayer: Writ Petition filed under Article 226 of the Constitution of India,
praying to issue a Writ of Mandamus, directing the 2nd respondent to
register, release and handover the Assignment Agreement dated
24.12.2024 executed between the Petitioner and Centrum Housing



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Finance Limited, bearing No.P/Tiruvallur Joint 1/529/2024 within a time

WEB.COM -frame to be fixed by this Hon'ble Court.

For Petitioner(s) : Ms.B.Sharmila

For Respondent(s) : Ms.Bakkiyalakshmi for R1 & R2
Government Advocate

ORDER

By consent of learned counsel on both sides, this writ petition is taken up for final disposal at the admission stage itself.

2.The present writ petition is filed praying for a writ of mandamus to direct the 2nd respondent to register, release and handover the Assignment Agreement dated 24.12.2024 executed between petitioner company and Centrum Housing Finance Limited, bearing No.P/Tiruvallur Joint 1/529/2024 within a time frame to be fixed by this Court.

3.Petitioner herein, Edelweiss Asset Reconstruction Company Limited, is a company registered under the companies Act, 1956 (hereinafter referred to as “Assignee”) and registered as an Asset Reconstruction Company in terms of Section 3 of SARFAESI Act, 2002.



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Petitioner is acting in its capacity as trustee of EARC Trust – SC 493 for the benefit of the holders of security receipts issued by the trustee thereunder.

4. Centrum Housing Finance Limited, a public limited company registered under the companies Act, 2013, (hereinafter referred to as the “Assignor”), is engaged in the business of extending finance facilities to its customers upon execution of financing documents.

5. The Assignor approached the Assignee and expressed its willingness to assign certain loans which were disbursed under financial facilities along with all its rights, title and interest in the financing documents along with underlying security interests, pledges and/or guarantees in respect of such loans, to and in favour of the Assignee, pursuant to the terms and subject to the conditions as envisaged under Section 5(1)(b) of SARFAESI Act.

6. The Assignment Agreement was executed between the Assignee and Assignor on 24.12.2024 with an intention to assign certain debts along with underlying securities in favour of Assignee and submitted the



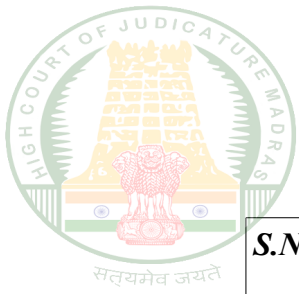
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above agreement before the Sub Registrar of Tiruvallur Joint 1 on

24.12.2024, for registration.

7.It is submitted that the Assignment Agreement dated 24.12.2024 has been kept pending since then. The properties covered under the said Assignment Agreement dated 24.12.2024 falls within the limits of the following Sub Registration Office, Registration District and Zones:

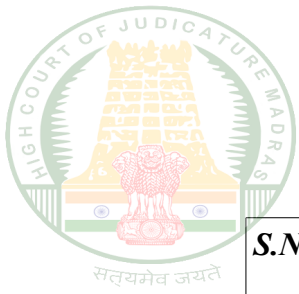
S.No.	<i>Sub Registrar Office</i>	<i>Registration District</i>	<i>Zone</i>
1	Thiruvallur Joint I X 17 Schedules	Thiruvallur	Thiruvallur
2	Gudiyatham X 2 Schedules	Vellore	Vellore
3	Vellore X 3 Schedules	Vellore	Vellore
4	Manapparai X 3 Schedules	Trichy	Trichy
5	Alangudi X 3 Schedules	Pudukottai	Tanjore
6	Perambakkam X 4 Schedules	Kanchipuram	Kanchipuram
7	Thiruvalangadu X 4 Schedules	Kanchipuram	Thiruvallur
8	Elumalai X 1 Schedule	Periyakulam	Madurai
9	Musiri X 1 Schedule	Trichy	Trichy
10	Jollarpettai X 1 Schedule	Vellore	Vellore
11	Kanchipuram Joint II X 1 Schedule	Kanchipuram	Kanchipuram
12	Chettikulam X 1 Schedule	Perambalur	Trichy
13	Pammal X 2 Schedules	Chennai South	Chennai
14	Manavalanagar X 2 Schedules	Thiruvallur	Thiruvallur
15	Redhills X 2 Schedules	Chennai North	Chennai
16	Kariyapatti X 1 Schedule	Virudhunagar	Ramanathapuram
17	Pallikonda X 2 Schedules	Vellore	Vellore
18	Pullambadi X 1 Schedule	Ariyalur	Trichy



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S.No.	Sub Registrar Office	Registration District	Zone
19	Thuraiyur X 1 Schedule	Ariyalur	Trichy
20	Thiruverambur X 5 Schedules	Trichy	Trichy
21	Ambasamuthiram X 1 Schedule	Cheranmahadevi	Tirunelveli
22	Pochampalli X 1 Schedule	Krishnagiri	Salem
23	Ambur X 7 Schedules	Vellore	Vellore
24	Tiruthani X 4 Schedules	Thiruvallur	Thiruvallur
25	R.K.Pettai X 2 Schedules	Kanchipuram	Kanchipuram
26	Thirupathur X 5 Schedules	Thirupathur	Vellore
27	Lalgudi X 3 Schedules	Ariyalur	Trichy
28	Thiruvottiyur X 4 Schedules	Chennai North	Chennai
29	Ambattur X 2 Schedules	Chennai North	Chennai
30	Mettur X 3 Schedules	Salem West	Salem
31	Ayothiyapattanam X 2 Schedules	Salem East	Salem
32	Perungalur X 2 Schedules	Pudukottai	Tanjore
33	Vaniyambadi X 2 Schedules	Vellore	Vellore
34	Uthangarai X 1 Schedule	Krishnagiri	Vellore
35	Rasipuram X 1 Schedule	Namakkal	Salem
36	Uthukottai X 2 Schedules	Thiruvallur	Thiruvallur
37	Omalar X 2 Schedules	Salem West	Salem
38	Mecheri X 3 Schedules	Salem West	Salem
39	Boodhalur X 1 Schedule	Tanjore	Tanjore
40	Chennai South Joint – I X 1 Schedule	Chennai South	Chennai
41	Guduvanchery X 1 Schedule	Chennai South	Chennai
42	Kulithalai X 1 Schedule	Karur	Trichy
43	Walajabad X 1 Schedule	Kanchipuram	Chennai
44	Pudukottai Joint – 1 X 2	Pudukottai	Tanjore
45	Thathaiyangarpettai X 1	Trichy	Trichy
46	Arani X 1 Schedule	Chennai North	Chennai
47	Bargar X 1 Schedule	Krishnagiri	Salem
48	Thuraiyur X 2 Schedule	Ariyalur	Trichy



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S.No.	Sub Registrar Office	Registration District	Zone
49	Krishnagiri Joint II X 1 Schedule	Vellore	Vellore
50	Manachanallur X 1 Schedule	Trichy	Trichy
51	Purasaiwalkam X 1 Schedule	Chennai Central	Chennai
52	Chennai Central Joint II, Thousand Lights X 1 Schedule	Chennai Central	Chennai
53	Tirupur Joint – II X 1 Schedule	Vellore	Vellore
54	Madurai South Joint – I X 1	Madurai	Madurai
55	K.Sathanoor X 1 Schedule	Trichy	Trichy
56	Natrampalli X 1 Schedule	Vellore	Vellore
57	Trichy Joint – III X 1 Schedule	Trichy	Trichy
58	Valikdandapuram X 1 Schedule	Trichy	Trichy
59	Vadakkuveeravanallur X 1 Schedule	Cheranmahadevi	Trichy
60	Chekkanoorani X 1 Schedule	Madurai South	Madurai
61	Thallakulam X 1 Schedule	Madurai North	Madurai
62	Vadipatti X 1 Schedule	Madurai North	Madurai
63	Valappadi X 1 Schedule	Salem East	Salem
64	Kadaiyam X 1 Schedule	Cherammahadevi	Trichy
65	Sholingar X 1 Schedule	Arakonam	Kancheepuram
66	Pappireddipatti X 1 Schedule	Dharmapuri	Salem
67	Nangavaram X 1 Schedule	Karur	Trichy
68	Kanchipuram Joint – IV X1	Kanchipuram	Kanchipuram
69	Villivakkam X 1 Schedule	Chennai Central	Chennai
70	Sembium X 1 Schedule	Chennai North	Chennai
71	Mallasamuthiram X 1 Schedule	Namakkal	Salem
72	Triplicane X 1 Schedule	Chennai Central	Chennai



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WEB COPY 8.The 2nd respondent has kept the document pending and has issued memorandum to all the Sub Registrars mentioned in the table above, seeking issuance of “No Objection Certificate” from the concerned Sub Registrars in respect of the properties covered under the aforesaid Assignment Agreement.

9.It is submitted by the learned Government Advocate for the respondents that it is only because “No Objection Certificates” is yet to be obtained from some Sub Registrars mentioned in the above table, document is kept pending for consideration.

10.It is further submitted that once “No Objection Certificates” are obtained from the remaining Sub Registrars wherever it has not been obtained till date, assignment agreement would be registered and released if it is otherwise in order within a period of 12 weeks from the date of receipt of uploading, which was agreed to by the learned counsel for the petitioner.

11.Recording the same, this writ petition is disposed of. It is

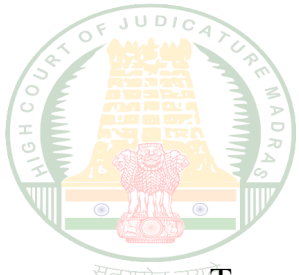


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made clear that this Court has not expressed any views with regard to the merits of the case and it is open to the concerned respondent to consider the case on its own merits and in accordance with law. No costs.

11.06.2025

Index : Yes/ No
Speaking (or) Non Speaking Order
Neutral Citation: Yes/No
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To
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MOHAMMED SHAFFIQ, J.

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