



WEB COPY



W.P.No.20822 of 2024

IN THE HIGH COURT OF JUDICATURE AT MADRAS

Dated : 06.10.2025

CORAM

THE HON'BLE Mr. JUSTICE KRISHNAN RAMASAMY

W.P.No.20822 of 2024

K.Manikandan

... Petitioner

Vs.

1. The Inspector General Of Registration
No.100,Santhome High Road,
Mandavelipakkam, Chennai-600 028

2. The District Registrar(administration),
District Registrar Office, Registration Department,
Jvc Complex, Near Icmr, Tiruvallur

3. The Sub Registrar
The Sub Registrar Office,
Tirutani, Thiruvallur District

... Respondents

Prayer:

Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus, to direct the respondents to remove the entry of Section 47-A(3) proceedings from the encumbrance certificate for the petitioners property to an extent of 1005 sq.ft in survey No.144/7B panappakkam village, Tiruthani Taluk, Tiruvallur District by considering his representation dated 15.9.2023 and in furtherance of the



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Report sent by the 3rd respondent to the 2nd respondent dated 7.11.2023 in Na.Ka.No.423/2023 within a period that may specified by this Honourable court

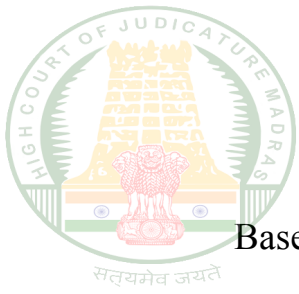
For Petitioner : Mr.Ravichandran Sundaresan

For Respondent : Mr.Abishek Murthy, GA

ORDER

This writ petition has been filed to direct the respondents to remove the entry of Section 47-A(3) proceedings from the encumbrance certificate for the petitioners property.

2. The learned counsel for the petitioner would submit that initially, the subject property was purchased by the petitioner vide sale deed dated 04.06.2014. Thereafter, it was found by the petitioner that there is a wrong entry in the Encumbrance Certificate of the subject property, whereby, it has been stated that the petitioner is liable to pay deficit stamp duty of Rs.83,125/- and registration charges of Rs.14,250/-. Against the said demand, a representation dated 15.09.2023 was made by the petitioner before the 3rd respondent to remove the wrong entry.



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Based on the said representation, an order was passed by the 3rd respondent on 07.11.2023, whereby, the aforesaid demand was reduced and the petitioner was directed to pay a sum of Rs.7,030/- towards deficit stamp duty and Rs.1,005/- towards registration charges. The reduced demand was duly paid by the petitioner. In spite of the same, the wrong entries made in the EC has not been removed by the respondents till date. Hence, this petition.

3. On the other hand, the learned Government Advocate appearing for the respondent would submit that if a representation was made by the petitioner with regard to the removal of entries in EC, along with the proof for payment of demand amount, the same will be considered and disposed of by the respondent.

4. Heard the learned counsel for the petitioner and the learned Government Advocate appearing for the respondent and also perused the materials available on record.

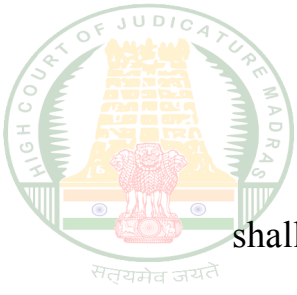


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5. In the case on hand, initially, the subject property was purchased by the petitioner vide sale deed dated 04.06.2014. Thereafter, it was found by the petitioner that there is a wrong entry in the Encumbrance Certificate of the subject property, whereby, it has been stated that the petitioner is liable to pay deficit stamp duty of Rs.83,125/- and registration charges of Rs.14,250/-. Against the said demand, a representation dated 15.09.2023 was made by the petitioner before the 3rd respondent to remove the wrong entry. Based on the said representation, an order was passed by the 3rd respondent on 07.11.2023, whereby, the aforesaid demand was reduced and the petitioner was directed to pay a sum of Rs.7,030/- towards deficit stamp duty and Rs.1,005/- towards registration charges. The reduced demand was duly paid by the petitioner. In spite of the same, the wrong entries made in the EC has not been removed by the respondents till date.

6. In view of the above, this Court directs the petitioner to file a representation for removal of entry in their EC, along with the receipt for payment of aforesaid demand amount. In such case, the 3rd respondent



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shall consider the petitioner's representation and pass orders for neutralizing the demand made in EC of the subject property, within a period of 2 weeks from the date of filing of said representation.

7. With the above directions, this writ petition is disposed of. No cost.

06.10.2025

Speaking/Non-speaking order
Index : Yes / No
Neutral Citation : Yes / No
nsa

To

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Mandavelipakkam, Chennai-600 028

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KRISHNAN RAMASAMY.J.,

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