IN THE HIGH COURT OF JUDICATURE AT MADRAS

Dated : 12.11.2025

CORAM

**THE HON'BLE Mr. JUSTICE KRISHNAN RAMASAMY**

**W.P.No.26415 of 2025**

B.Sukumar

... Petitioner

**Vs.**

1. Inspector General Of Registration
100, Santhome Road, Chennai-600 028.

2. The Sub Registrar,
Guduvancheri, Madrs 21,
Grand Southern Trunk Road,
Jai Beem Nagar, Guduvancheri-603 202

3. The Authorised Officer
Tamilnadu Mercantile Bank Ltd.,
Madipakkam Branch,
No.1, Dharshan Complex,
Vigneshwar Nagar,
Madipakkam, Chennai-600 091.

... Respondents

**Prayer:**

Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus, to direct the 2$^{nd}$ respondent to enter the sale certificate dated 08.04.2024 issued by the 3rd respondent in

Book No.I under section 89 of the Registration Act, 1908 without insisting on the stamp duty

For Petitioner : Mr.R.A.Gurunathan

For Respondent : Mr.U.Baranidharan, SGP for R1 & 2
No appearance for R3

**ORDER**

This writ petition has been filed to direct the 2nd respondent to enter the sale certificate dated 08.04.2024 issued by the 3rd respondent in Book No.I under section 89 of the Registration Act, 1908 without insisting on the stamp duty.

2. The learned counsel for the petitioner would submit that the petitioner had acquired the subject property vide auction conducted by the respondent on 27.12.2024. In this regard, the sale certificate dated 08.04.2024 was issued in favour of the petitioner by the 3rd respondent. Subsequently, the said sale certificate was forwarded to the 2nd respondent for the purpose of making entry in Book-I as per Section 89 of the Registration Act, 1908. However, no entry was made by the 2nd

respondent till date. Hence, this petition.

3. Further, he would submit that now, the petitioner is ready and willing to pay the registration charges at 3%, which was reduced from 11% to 3% by virtue of GO(Ms)No.100 of 2025 dated 16.07.2025. Hence, he requests this Court to pass appropriate orders.

4. In reply, the learned Special Government Pleader appearing for the respondent if the petitioner is willing to pay 3% of the stamp duty towards registration charges as per the GO(Ms)No.100 of 2025, there will be no impediment for the respondent to accept the document in terms of Section 89 of the Registration Act, 1908.

5. Heard the learned counsel for the petitioner and the learned Special Government Pleader appearing for the respondents and also perused the materials available on record.

6. The present petition was filed to direct the 2nd respondent to

enter the sale certificate dated 08.04.2024 issued in favour of the petitioner by the 3rd respondent in Book No.I under section 89 of the Registration Act, 1908 without insisting on the stamp duty.

7. Today, it was submitted by the learned counsel for the petitioner that now, the petitioner is ready and willing to pay the registration charges at 3%, which was reduced from 11% to 3% by virtue of GO(Ms)No.100 of 2025 dated 16.07.2025 and the said submission was accepted by the learned Special Government Pleader appearing for the respondent.

8. In view of the above, upon payment of 3% of stamp duty towards registration charges, the 2nd respondent is directed to register the petitioner's sale certificate dated 08.04.2024 in the Book-I, if it is otherwise in order, in terms of Section 89 of the Registration Act, 1909.

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

**12.11.2025**

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

To

1. Inspector General Of Registration
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**KRISHNAN RAMASAMY.J.,**

nsa

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