

W.P. No.23930 of 2025

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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 03.07.2025

CORAM

THE HONOURABLE MR.JUSTICE MOHAMMED SHAFFIQ

W.P. No.23930 of 2025

V.Kalaivani

... Petitioner

Vs.

1.The Inspector General of Registration,
Registration Head Office,
No.100, Santhome High Road,
Chennai-600 004.

2.The District Registrar,
Thiruvallur,
Thiruvallur District.

3.The Sub-Registrar,
Avadi Sub-Registrar Office,
Avadi,
Chennai-600 071.

...Respondents

PRAYER: Writ Petition filed under Article 226 of the Constitution of India, praying to issue a Writ of Mandamus, directing the respondents 2 and 3 to upload the GuideLine Value and Classification of Land in the Official Website of Tnreginet in respect of the petitioner's agricultural land comprised in S.No.498/5, bearing Patta No.13161, totally measuring an extent of 0.29 acres (72 cents) situated at Vellanur-2 Village, Avadi Taluk, Thiruvallur District by



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considering the petitioner's representations dated 23.04.2025, 05.06.2025 and pass orders.

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For Petitioner(s) : Mr.G.Saravanabhavan

For Respondent(s) : Mr.Abishek Murthy
Government Advocate
for R1 to R3

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 respondents 2 and 3 to upload the Guide Line Value and Classification of Land in the Official Website of Tnreginet in respect of the petitioner's agricultural land comprised in S.No.498/5, bearing Patta No.13161, totally measuring an extent of 0.29 acres (72 cents) situated at Vellanur-2 Village, Avadi Taluk, Thiruvallur District by considering the petitioner's representations dated 23.04.2025 and 05.06.2025.

3. It is submitted by the learned counsel for the petitioner that the petitioner purchased the subject property vide sale deed registered in document



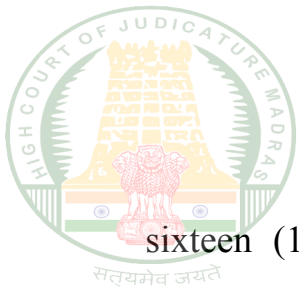
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No.6440/2025 before SRO, Avadi on 29.04.2025. However, the registered sale

deed in respect of the subject property was not released by the third respondent on the premise that guide line value is yet to be fixed. Thereafter, the petitioner submitted a representation dated 05.06.2025 to the respondents to upload the guide line value and classification of land in the official website of Tamil Nadu Registration Department's Integrated System (Tnreginet). However, the said representation has not been considered so far. Hence, the petitioner has filed the present writ petition.

4. At the outset, it was submitted by the learned Government Advocate for respondents that the representation dated 05.06.2025, made by petitioner would be considered and appropriate orders would be passed, within a time frame to be fixed by this Court, which was agreed to by the learned counsel for petitioner.

5. In view of the same, taking into consideration the facts and circumstances of the case and the limited relief sought for in this Writ Petition, there shall be a direction to the second and third respondents, to consider the representation dated 05.06.2025 on its own merits and pass appropriate orders in accordance with law, after affording reasonable opportunity of hearing to the petitioner, and any other interested persons/stake holders, within a period of



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sixteen (16) weeks from the date of uploading of the web copy without waiting

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for the receipt of certified copy. It is made clear that this Court has not expressed any views with regard to the merits of the representation and it is open to the concerned respondent to consider the representation on its own merits and in accordance with law.

6. Accordingly, the writ petition stands disposed of. There shall be no order as to costs.

03.07.2025

Speaking (or) Non Speaking Order

Index : Yes/ No

Neutral Citation: Yes/No

mrn



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To:

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Thiruvallur District.

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MOHAMMED SHAFFIQ, J.

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