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IN THE HIGH COURT OF JUDICATURE AT MADRAS

Dated : 20.08.2025

CORAM

THE HON'BLE Mr. JUSTICE KRISHNAN RAMASAMY

W.P.No.25296 of 2025

C D Meenakumari
W/o.Late.M.Dakshnamoorthy,
No. 14/8, Balasubiramaniayam Street,
Villivakkam, Chennai-600 019

... Petitioner

Vs.

1. The Revenue Officer
Corporation Of Chennai,
Zone 8, Division No.95,
Shenoy Nagar, Chennai-600 029.

2. The Assistant Revenue Officer,
Corporation of Chennai,
Zone 8 Division No. 95,
Shenoy Nagar, Chennai-600 029

... Respondents

Prayer:

Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus, directing the Respondents to mutate the Petitioners name in the revenue records i.e., the Property Tax Records in respect of the property bearing Door No. 14/8, Balasubiramaniayam Street, Villivakkam, Chennai-600 049 without

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insisting production of the Legal Heir Certificate of the Petitioners mother and also the Death Certificate of the Petitioners father

For Petitioner : Ms.U.Bhuvaneswari

For Respondent : Ms.K.Aswini Devi, St.counsel

ORDER

This writ petition has been filed to direct the respondents to mutate the petitioner's name in the revenue records i.e., the Property Tax Records in respect of the subject property.

2. The learned counsel for the petitioner would submit that in this case, the petitioner's mother had purchased the subject property from one D.Ramanujamma and her sons vide sale deed dated 20.10.1947. Thereafter, she settled the property in the name of the petitioner vide settlement deed dated 26.06.2009. Under these circumstances, the petitioner's mother died on 29.11.2023 and subsequent to the demise of her mother, the petitioner has become the sole and absolute owner of the subject property. Thus, the petitioner approached the respondents to mutate the petitioner's name in property tax records by virtue of

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submitting Form No.3 dated 02.09.2024.

3. Further, she would submit that upon filing of the said form, the respondents had insisted the petitioner to produce the Legal Heir certificate of her mother and the death certificate of her father. However, according to the petitioner, she had acquired right over the subject property vide settlement deed, in which case, the legal heir certificate and death certificate are not required. Without considering the said aspect, the respondents are delaying in effecting mutation of records as requested by the petitioner. Hence, this writ petition.

4. In reply, the learned Standing counsel appearing for the respondents would requests this Court to pass appropriate orders directing the respondents to consider and dispose of the Form No.3 filed by the petitioner.

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5. Heard the learned counsel for the petitioner and the learned Standing counsel for the respondents and also perused the materials available on record.

6. In the case on hand, the petitioner's mother had purchased the subject property vide sale deed dated 20.10.1947 and thereafter, she settled the said property in the name of the petitioner vide settlement deed dated 26.06.2009. After the demise of her mother, the petitioner had approached the respondents to mutate the petitioner's name in property tax records by virtue of submitting Form No.3 dated 02.09.2024. Upon filing the said Form, the respondents had insisted the petitioner to produce the Legal Heir certificate of her mother and the death certificate of her father.

7. According to the petitioner, she had acquired right over the subject property vide settlement deed, in which case, there is no necessity to produce the legal heir certificate and death certificate. However, without considering the said aspect, the respondents are delaying in effecting mutation of records as requested by the petitioner.

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8. In view of the above, this Court directs the respondents to consider the petitioner's Form No.3 dated 02.09.2024 and dispose of the same on its own merits and in accordance with law within a period of 2 weeks from the date of receipt of copy of this order.

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

20.08.2025

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

To

1. The Revenue Officer
Corporation Of Chennai,
Zone 8, Division No.95,
Shenoy Nagar, Chennai-600 029.

2. The Assistant Revenue Officer,
Corporation of Chennai,
Zone 8 Division No. 95,
Shenoy Nagar, Chennai-600 029

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KRISHNAN RAMASAMY.J.,

nsa

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