



W.P.No.36165 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

Dated : 23.09.2025

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

**W.P.No.36165 of 2025**

M/s.Siruvapuri Murugar Properties Private Limited,  
Rep. by its authorized person  
Mr.T.Sanjeevi

... Petitioner

**Vs.**

- 1.The Chief Revenue Controlling officer cum  
Inspector General of Registration,  
Registration Department,  
No.100, Santhome High Road,  
Chennai - 600 004.
- 2.The District Revenue Officer,  
(Stamps), Chennai Collectorate Office,  
5th Floor, Singaravelar Maligai, Chennai - 600 001.
- 3.The Sub-Registrar,  
Ponneri Sub-Registration Office,  
Ponneri, Thiruvallur District.

... Respondents

**Prayer:**

Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus directing the first respondent to dispose the Appeal No.22994/N1/2023 dated 26.07.2023 pending on his file, filed under Section 47-A(5) of the Indian Stamps Act for the fixation of the market value in relating to the Exchange Deed vide Document



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No.5617/2022 on file of the 3rd respondent.

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For Petitioner : Mr.V.Ayyappa Raja

For Respondents : Mr.P.Harish,  
Government Advocate

### **ORDER**

The relief sought for in this writ petition is to direct the first respondent to dispose the Appeal No.22994/N1/2023 dated 26.07.2023 pending on his file, filed under Section 47-A(5) of the Indian Stamps Act for the fixation of the market value in relating to the Exchange Deed vide Document No.5617/2022 on file of the 3rd respondent.

2. Mr.P.Harish, learned Government Advocate takes notice on behalf of the respondents. By consent of both the parties, this writ petition is taken up for final hearing at the admission stage itself.

3. The case of the petitioner is that the petitioner purchased the

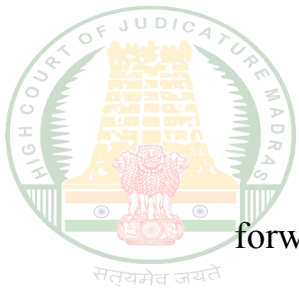


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vacant land admeasuring about 156 cents comprised in S.No.144, 125 cents in Survey No.154/2 and 189 cents in S.No.155 of Nerkundram Village, Ponneri Taluk, Thiruvallur from one Sathyanarayana @ Narayanan for a total sale consideration of Rs.94,50,000/- When the sale deed was presented for registration, the third respondent did not accept the sale consideration mentioned in the sale deed as the market value and initiated process under Section 47-A of the Indian Stamp Act to determine the market value by the second respondent.

3.1. Thereafter, the second respondent conducted the enquiry and admitted that the properties covered in the Sale Deed is Rs.20,10,000/- per acre. However, the first respondent determined the market value of the land as Rs.36,48,510/- per acre and directed the petitioner to pay the deficit stamp duty. Against which, the petitioner submitted a detailed objections before the second respondent, but the same was not considered and passed an order dated 10.06.2023 by fixing the market value as Rs.36,48,510/- per acre. Challenging the said order, the petitioner preferred an appeal dated 26.07.2023, before the first respondent and the same is kept pending. Hence, the petitioner has come



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forward with the present writ petition.

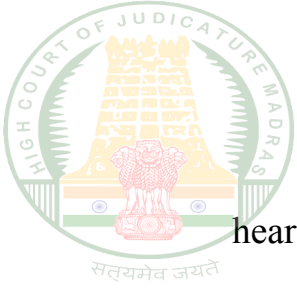
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4. Though many grounds have been raised in this writ petition, learned counsel for the petitioner submitted that it would suffice, if this Court issues direction to the first respondent to dispose of the petitioner's appeal dated 26.07.2023.

5. Learned Government Advocate appearing for the respondents submitted that the petitioner's appeal dated 26.07.2023 would be considered and appropriate orders passed within a time frame to be fixed by this Court.

6. Heard the learned counsel on either side and perused the materials available on record.

7. Considering the submission made by the learned counsel on either side, this Court without going into the merits of the case, directs the first respondent to consider and dispose of the petitioner's appeal dated 26.07.2023, after giving due notice and opportunity of personal



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hearing to the petitioner as well as aggrieved persons, if any, within a period of eight weeks from the date of receipt of a copy of this order.

With the aforesaid direction, this writ petition is dispose of. No costs.

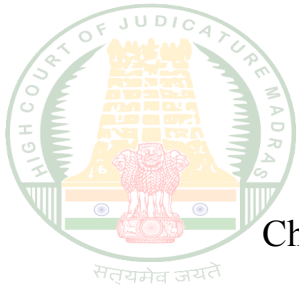
**23.09.2025**

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

1.The Chief Revenue Controlling officer cum  
Inspector General of Registration,  
Registration Department,  
No.100, Santhome High Road,

5/7



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Chennai - 600 004.

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2. The District Revenue Officer,  
(Stamps), Chennai Collectorate Office,  
5th Floor, Singaravelar Maligai, Chennai - 600 001.
3. The Sub-Registrar,  
Ponneri Sub-Registration Office,  
Ponneri, Thiruvallur District.

**KRISHNAN RAMASAMY.J.,**

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