



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 16.12.2025

CORAM

THE HONOURABLE **MR.JUSTICE SENTHILKUMAR RAMAMOORTHY**

**W.P.No.36493 of 2025**

M/s.Ride Master Rims Private Limited,  
Rep. By its General Manager Mr.L.Chandrasekaran,  
No.27, Ponnammallee Avadi Road,  
Paruthipet, Avadi,  
Chennai 600 071.

... Petitioner

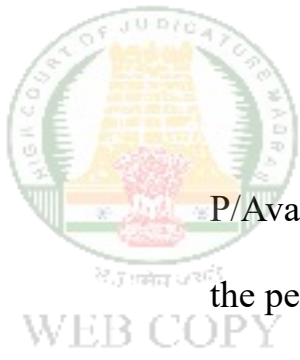
-VS-

1.The Inspector General of Registration,  
No.100, Santhome High Road,  
Chennai – 600 028.

2.The Sub Registrar,  
Avadi Sub Registrar Office,  
Paruthipattu, Avadi,  
Chennai 600 071.

... Respondents

**PRAYER:** Writ Petition is filed under Article 226 of the Constitution of India, pleased to issue a Writ of Mandamus, directing the 2<sup>nd</sup> respondent to complete the registration process of the pending document in



P/Avadi/144/2025 dated 11.06.2025 and release the registered document to the petitioner within a time frame.

For Petitioner : Mr.V.Kuberan

For Respondents : Mr.U.Baranidharan,  
Special Government Pleader

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### **ORDER**

The petitioner had purchased a property under sale deed dated 26.07.2002 bearing Document No.2744 of 2002. A reference was made under Section 47-A of the Stamp Act in respect thereof. The said proceedings were decided in favour of the petitioner by judgment dated 07.06.2024 in C.M.A.No.2345 of 2023.

2. Meanwhile, the petitioner constructed a building on the land and executed a lease deed in favour of a third party. Upon presentation of such lease deed for registration, the second respondent put such registration on hold stating that the matter is under close scrutiny. The petitioner seeks a direction for the completion of the registration process.

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3. Learned counsel for the petitioner submits that the respondents appear to have lodged a special leave petition against judgment dated 07.06.2024 in C.M.A.No.2345 of 2023. Although such special leave petition has not been numbered till date, he submits that the request for registration of the lease deed has been put on hold.

4. Learned Special Government Pleader appears on behalf of both the respondents. He submits that the special leave petition would be numbered shortly and that the respondents have a reasonable prospect of success in such special leave petition.

5. As on date, there is no liability on the petitioner with regard to either stamp duty or registration fees. The petitioner has presented a lease deed for registration and remains the owner of the relevant property. Therefore, even if the respondents were to succeed in the special leave petition, the relevant property would be available to be proceeded against in terms of the Revenue Recovery Act. Consequently, it is not open to the respondents to refuse to register the lease deed of the petitioner on the



ground that the special leave petition is pending. Hence, this writ petition is disposed of by directing the second respondent to take necessary steps for the registration of the lease deed, subject to fulfilment of other requirements in that regard, within *two weeks* from the date of receipt of a copy of this order. No costs.

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Index : Yes / No

Internet : Yes / No

Neutral Citation: Yes / No

**To**

1.The Inspector General of Registration,  
No.100, Santhome High Road,  
Chennai – 600 028.

2.The Sub Registrar,  
Avadi Sub Registrar Office,  
Paruthipattu, Avadi,  
Chennai 600 071.



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**SENTHILKUMAR RAMAMOORTHY,J**

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