



WEB COPY



W.P.No.36597 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

Dated : 24.09.2025

CORAM

THE HON'BLE Mr. JUSTICE KRISHNAN RAMASAMY

W.P.No.36597 of 2025

Prema Ranjithkumar

... Petitioner

Vs.

1. The Inspector General Of Registration
No.100 Pattinapakkam Santhome,
Chennai 28

2. The Deputy Inspector General Of Registration
Integrated Building For Offices Of The Commercial Taxes
And Registration, Nandanam Chennai 35

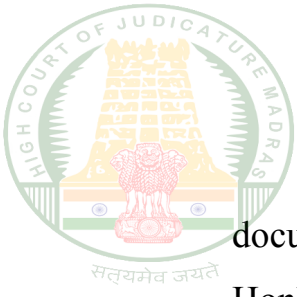
3. The District Registrar
Office Of District Registrar,
Kancheepuram 631 502

4. The Sub Registrar
Office Of Sub Registrar,
Waljahbad

... Respondents

Prayer:

Writ Petition filed under Article 226 of the Constitution of India
praying to issue a Writ of Mandamus, directing the 4th respondent to
register and release the sale deed dated 22.08.2025 vide pending



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document No. 94 of 2025 within the time frame stipulated by this
Honble court

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For Petitioner : Mr.B.Vijay

For Respondent : Mr.Abishek Murthy, GA

ORDER

This writ petition has been filed to direct the 4th respondent to register and release the sale deed dated 22.08.2025 vide pending document No. 94 of 2025.

2. Mr.Abishek Murthy, learned Government Advocate, takes notice on behalf of the respondents.

3. By consent of the parties, the main writ petition is taken up for disposal at the admission stage itself.

4. The learned counsel for the petitioner would submit that in this case, a sale deed dated 22.08.2025 was executed by M/s.Adinath Srinivasa Foundations in favour of the petitioner and the same was



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presented before the 4th respondent for registration. However, the 4th

respondent had refused to register and release the aforesaid sale deed due

to the following reasons:

i) Due to the doubt on guideline value of the subject property; and

ii) Due to the non-provision of No-Objection Certificate by the Revenue Officials by stating that the subject property will not come under the category of “Eri Poromboke”

5. Further, he would submit that as far as the guideline value of the subject property is concerned, it has been fixed by the District Registrar, Kancheepuram, at a sum of Rs.250/- per sq.ft., vide proceedings dated 28.04.2016. As far as the NOC is concerned, the same was obtained by the petitioner and the same was also forwarded to the respondents. In spite of the same, no steps were taken by the respondent to register and release the sale deed executed in favour of the petitioner. Hence, this petition.



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6. On the other hand, though the learned Government Advocate appearing for the respondent had confirmed the submissions made by the petitioner, he would submit that the NOC was not obtained by the petitioner.

7. In reply, the learned counsel appearing for the petitioner would submit that now, they had furnished the NOC dated 19.09.2025 before the respondent. To substantiate the said submission a copy of the said NOC was also produced before this Court.

8. Heard the learned counsel for the petitioner and the learned Government Advocate appearing for the respondent and also perused the materials available on record.

9. In the case on hand, the 4th respondent had refused to register and release the sale deed dated 22.08.2025, executed in favour of the petitioner, due to the following reasons:



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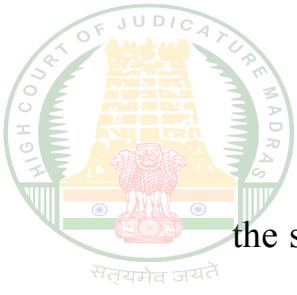
i) Due to the doubt on guideline value of the subject property; and

ii) Due to the non-provision of No-Objection Certificate by the Revenue Officials by stating that the subject property will not come under the category of “Eri Poromboke”

10. As far as the 1st issue is concerned, it was submitted by the petitioner that the guideline value of the subject property was already fixed by the District Registrar, Kancheepuram, at a sum of Rs.250/- per sq.ft., vide proceedings dated 28.04.2016.

11. As far as the 2nd issue is concerned, the petitioner had already obtained the NOC from Tahsildhar, Walajahbad and forwarded it to the 4th respondent. To substantiate the same, a copy of the said NOC was also produced before this Court.

12. In view of the above, this Court is of the view that now, there is no impediment for the respondents to register and release the sale deed and hence, this Court directs the 4th respondent to register and release



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the sale deed dated 22.08.2025 within a period of 2 weeks from the date

of receipt of copy of this order.

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

cost.

24.09.2025

Speaking/Non-speaking order

Index : Yes / No

Neutral Citation : Yes / No

nsa

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KRISHNAN RAMASAMY.J.,

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