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Writ Petition No.40172 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 27.10.2025

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THE HONOURABLE MR.JUSTICE N.ANAND VENKATESH

Writ Petition No.40172 of 2025

R.K.Bhagavathi Raj
S/o.Kuppuswamy

.... Petitioner

Vs.

1. The Principal Secretary to Government,
Revenue Department, Government of Tamil Nadu,
Secretariat, Chennai - 600 009.

2.The Land Commissioner,
Land Tax and Land Tax Plan Commissioner Office,
Survey Settlement, Chepauk, Chennai 05.

3.The District Collector,
Chennai District,
Rajaji Salai, Chennai 600 001.

4.The District Revenue Officer,
Office of the Collectorate,
Rajaji Salai, Chennai 600 001.

5.The Revenue Divisional Officer,
Anna Salai, Guindy, Chennai 32.

6.The Tahsildar
Office of the Tahsildar,
Alandur Taluk, Chennai 600 016.

7.The Chairman and Managing Director,
Indian Bank, Rajaji Salai, Chennai 01.



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8.The Manager,
Indian Bank, Casa Major Road Branch,
Egmore, Chennai 600 008.

9.The Chief Executive Officer
and Managing Director,
Asset Reconstruction Company India Ltd.,
Corporate Office, 10th Floor, The Ruby,
29, Sanapatti Bapat Marg, Dadar West, Dadar,
Mumbai, Maharashtra 400 028.

10.Sathyam Foods Private Ltd.,
Rep By Its Director Sasikumar, Door No. 13/7,
2nd Cross Street, Seethammal Extension,
Teynampet, Chennai 600018.

.... Respondents

Writ Petition filed under Article 226 of the Constitution of India seeking issuance of a Writ of Mandamus directing the 5th respondent authority to dispose of the petitioner's appeal representation dated 11.06.2024 by conducting appropriate enquiry and grant pattta in favour of the petitioner with regard to the property comprised in S.No.18/4 part (present T.S.No.10) Ward H, Block 20 covered by patta No.69 standing in the name of the petitioner's vendor in Alandur village measuring to an extent of about 3735 (0.0335.00 sq meter) sq.ft. within a time.

For Petitioner : Ms.V.Ranjitha

For Respondents : Mr.N.Naveen Kumar
Government Advocate [R1 to R6]



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ORDER

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This writ petition has been filed seeking issuance of a writ of mandamus directing the fifth respondent to dispose of the appeal filed by the petitioner within the time frame fixed by this Court.

2. Heard Ms.V.Ranjitha, learned counsel for petitioner and Mr.N.Naveen Kumar, learned Government Advocate appearing for respondents 1 to 6.

3. The case of the petitioner is that the petitioner had purchased the subject property through a registered sale deed dated 15.02.2007 and the patta was also standing in his name. The patta also stood in the name of the petitioner's vendor measuring an extent of 3735 sq.ft. in Patta No.69.

4. The grievance of the petitioner is that the sixth respondent passed an order transferring the patta in the name of the tenth respondent. This transfer was made based on a document that was registered as document No.2179 of 2007. The said registration was challenged in W.P.No.33462 of 2014 before this Court and this writ petition was



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allowed by order dated 04.01.2016 and the sale deed, which was registered as document No.2179 of 2007 was cancelled. This order was also confirmed on appeal.

5. The petitioner has now preferred an appeal before the fifth respondent on 28.05.2024 against the order passed by the sixth respondent transferring the patta in favour of tenth respondent. Even the petitioner was called for enquiry on various occasions, the tenth respondent has not appeared and hence, there was no progress in the proceedings. It is under these circumstances, the present writ petition has been filed.

6. Taking into consideration the facts and circumstances of the case and the materials placed before this Court, there shall be a direction to the fifth respondent to deal with the appeal filed by the petitioner dated 11.06.2024 on its own merits and in accordance with law after affording opportunity to the tenth respondent and all interested parties and final orders shall be passed within a period of eight (8) weeks from the date of receipt of a copy of this order.



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This writ petition is disposed of with the above direction. No

costs.

27.10.2025

Index:yes/no

Speaking order/Non-speaking order

Neutral citation: yes/no

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To

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2.The Land Commissioner,
Land Tax and Land Tax Plan Commissioner Office,
Survey Settlement, Chepauk, Chennai 05.

3.The District Collector,
Chennai District,
Rajaji Salai, Chennai 600 001.

4.The District Revenue Officer,
Office of the Collectorate,
Rajaji Salai, Chennai 600 001.

5.The Revenue Divisional Officer,
Anna Salai, Guindy, Chennai 32.

6.The Tahsildar
Office of the Tahsildar,
Alandur Taluk, Chennai 600 016.



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N.ANAND VENKATESH, J.

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