



W.P.No.43418 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

Dated : 14.11.2025

CORAM

THE HON'BLE Mr. JUSTICE KRISHNAN RAMASAMY

W.P.No.43418 of 2025

1.Dr. Anisha Ashok
2.Dr.Jayanth Vijayakumar

... Petitioner

Vs.

1. District Collector, Chennai
M.Singaravelar Maligai,
62, Rajaji Salai, Chennai,
Collectorate, Chennai-600 001.

2. Inspector General Of Registration,
100, Satnhome High Rd,
Mullima Nagar, Mandavelipakkam,
Raja Annamalai Puram, Chennai,
Tamil Nadu-600 028

3. District Revenue Officer (stamps)
Office Of The District Revenue Officer (stmps)
M.Singaravelar Maligai,
No.32, Rajaji Salai, Chennai-600 001.

4. Sub-registrar,
Office Of Sub Registrar, Tnagar,
No.27/14, Vetnari Hospital Road,
Pernpet, Nandanam, Chennai-600 035.

... Respondents



W.P.No.43418 of 2025

Prayer:

Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus, directing the respondent No.2 to expedite and complete the proceedings under 27050/ N1/ 2023 dated 08.08.2023 within such time as may be prescribed by this Honourable Court after providing the petitioner as reasonable opportunity of personal hearing

For Petitioner : Ms.V.Nivedha

For Respondent : Mr.U.Baranidharan, SGP

ORDER

This writ petition has been filed to direct the 2nd respondent to expedite and complete the proceedings under 27050/ N1/ 2023 dated 08.08.2023.

2. Mr.U.Baranidharan, learned Special Government Pleader, takes notice on behalf of the respondents.



W.P.No.43418 of 2025

3. By consent of the parties, the main writ petitions have been taken up for disposal in the admission stage itself.

4. The learned counsel for the petitioners would submit that in this case, the sale deed, pertaining to the subject property, was executed in favour of petitioners for a total consideration of Rs.7,61,20,320/- and the said amount was duly paid by the petitioners. Apart from that the petitioners had also paid the stamp duty and registration charges at the rate of 11% of consideration, which comes around a sum of Rs.83,73,235/-. Under these circumstances, the 3rd respondent had issued notice under Form-1 of the Tamil Nadu Stamp (Prevention of Undervaluation of Instruments) Rules, 1968, dated 29.06.2022, requiring the petitioners to pay the differential Stamp Duty stating to pay a sum of Rs.5,95,050/-. Against the said notice, an appeal was preferred before the 3rd respondent, wherein, the said demand amount was confirmed vide order dated 18.05.2023. Thereafter, the petitioner had appeared before the 3rd respondent and filed a representation dated 25.05.2023 explaining the valuation of subject property and also filed an appeal before the 2nd respondent on 08.08.2023. However, the same was not yet considered by



W.P.No.43418 of 2025

the 2nd respondent till date. Hence, this petition.

WEB COPY

5. In reply, the learned Special Government Pleader appearing for the respondents would submit that the petitioner's appeal will be disposed of within a period of 3 months.

6. Heard the learned counsel for the petitioner and the learned Special Government Pleader appearing for the respondents and also perused the entire materials available on record.

7. In the case on hand, the petitioner had purchased the subject property vide sale deed dated 03.06.2022. Subsequently, the 3rd respondent had issued notice under Form-1 of the Tamil Nadu Stamp (Prevention of Undervaluation of Instruments) Rules, 1968, dated 29.06.2022, requiring the petitioner to pay the differential Stamp Duty stating to pay a sum of Rs.5,95,050/-. Against the said notice, an appeal was preferred before the 3rd respondent, however, the said demand amount was confirmed vide order dated 18.05.2023. Thereafter, the petitioner had appeared before the 3rd respondent and filed a



W.P.No.43418 of 2025

representation dated 25.05.2023 explaining the valuation of subject property and also filed an appeal before the 2nd respondent on 08.08.2023. However, the same was not yet considered by the 2nd respondent till date.

8. In view of the above, the 2nd respondent is directed to consider the petitioners' appeal and dispose of the same, on merits and in accordance with law, within a period of 3 months from the date of receipt of a copy of this order.

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

14.11.2025

Speaking/Non-speaking order

Index : Yes / No

Neutral Citation : Yes / No

nsa

To

1. District Collector, Chennai

5/7



W.P.No.43418 of 2025

M.Singaravelar Maligai,
62, Rajaji Salai, Chennai,
Collectorate, Chennai-600 001.

2. Inspector General Of Registration,
100, Satnhome High Rd,
Mullima Nagar, Mandavelipakkam,
Raja Annamalai Puram, Chennai,
Tamil Nadu-600 028

3. District Revenue Officer (stamps)
Office Of The District Revenue Officer (stmps)
M.Singaravelar Maligai,
No.32, Rajaji Salai, Chennai-600 001.

4. Sub-registrar,
Office Of Sub Registrar, Tnagar,
No.27/14, Vetnari Hospital Road,
Pernpet, Nandanam, Chennai-600 035.



WEB COPY



W.P.No.43418 of 2025

KRISHNAN RAMASAMY.J.,

nsa

W.P.No.43418 of 2025

14.11.2025