



W.P(MD)No.34422 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

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DATED : 27.11.2025

CORAM

THE HONOURABLE MR.JUSTICE G.R.SWAMINATHAN

W.P(MD)No.34422 of 2025

Backeer Mohideen

... Petitioner

Vs.

1.The Joint Sub Registrar No.1,
Office of Cheranmahadevi
Joint Sub Registrar No.1,
Door No.10A, Bharathiyar Street,
Cheranmahadevi,
Tirunelveli – 627 414.

2.The Tahsildar, Cheranmahadevi,
Tirunelveli District.

3.The Revenue Divisional Officer,
Cheranmahadevi,
Tirunelveli District.

***(R.2 & R.3 are suo motu impleaded
vide order order of this Court dated
27.11.2025)***

... Respondents

Prayer : Writ Petition filed under Article 226 of the Constitution of India,
praying this Court to issue a Writ of Mandamus directing the respondent
to determine the Guideline Value for the property in Natham Survey No.



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317/17 (Old S.No.121/3) an extent of 26 Cents in Ulagankulam Revenue Village, Cheranmahadevi Revenue Taluk, Tirunelveli District based on the Circular of the Inspector General of Registration, Chennai in Letter No.25743/C1/2024 dated 21.06.2024 by considering the petitioner's representation dated 13.11.2025, within the period as stipulated by this Court.

For Petitioner : Mr.A.Haja Mohidden
For Respondents : Mr.D.Gandhiraj
Special Government Pleader

ORDER

Heard both sides.

2.The writ petitioner and the other executants presented the petition mentioned partition deed for registration. The registering officer declined to entertain the document on the ground that the guideline value for the petition mentioned property has been shown as Zero. Hence, this writ petition has been filed.

3.The petitioner is permitted to submit a request to the second respondent in writing calling upon him to value the property and upload the details in the website. The second respondent will conduct spot inspection, peruse the relevant records and submit a proposal to the third respondent. The third respondent in turn shall go into the issue and



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dispose of the petitioner's request by passing a speaking order within a period of eight weeks from the date of proposal from the Tahsildar. It is for the revenue and registration department to coordinate between themselves and decide on the fixation of the guideline value. The authorities concerned shall act in the matter upon production of a copy of this order. If the valuation exercise is completed in favour of the petitioner, the details shall be uploaded in the concerned website. The entire exercise shall be completed within a period of four months from the date of receipt of copy of this order. Once the details are uploaded, the petitioner is entitled to present the partition deed for registration and if the petitioner's request for valuation is accepted by the jurisdictional Revenue Divisional Officer, the petition mentioned document can be re-submitted and the same shall be registered. If on the other hand, any adverse order is passed, it is of course open to the petitioner to approach this Court again for relief.

4.This Writ Petition is disposed of accordingly. No costs.

27.11.2025

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NCC : Yes / No
Index : Yes / No
Internet : Yes / No
MGA/skm

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G.R.SWAMINATHAN, J.

MGA/skm

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