



W.P.(MD) No.35164 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 09.12.2025

CORAM

THE HONOURABLE MR. JUSTICE KRISHNAN RAMASAMY

W.P.(MD)No.35164 of 2025

Z.Usman Navaz

... Petitioner

Vs

1. The Commissioner,
Madurai City Municipal Corporation,
Madurai.

2. K.Bhavani Shanker

3. Vishnuvigneshwaran

... Respondents

Prayer: Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus, directing the 1st Respondent herein to consider the representation dated 03.11.2025 given by the Petitioner and to change in the name of the petitioner in the property tax records and also to refrain from changing in any other name other than the Petitioner for the property situated in Madurai District, Madurai town, Ezhukadal Street bearing Door no. 3, in T.S.No.838/3, Southern part ad-measuring approximately 200 sq.ft. in Ward No.-052, Previous Ward No. 84, New Assessment No.-115/052/903085, Old Assessment No.-115/67016.



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For Petitioner : Mr.M.A.Murthuza Ali

For Respondents : Mr.S.Vidhya Sagar for R1

ORDER

This Writ Petition is filed seeking a direction to the 1st Respondent herein to consider the representation dated 03.11.2025 given by the Petitioner and to change in the name of the petitioner in the property tax records and also to refrain from changing in any other name other than the Petitioner for the property situated in Madurai District, Madurai town, Ezhukadal Street bearing Door no. 3, in T.S.No.838/3, Southern part ad-measuring approximately 200 sq.ft. in Ward No.-052, Previous Ward No.84, New Assessment No.-115/052/903085, Old Assessment No.-115/67016.

2. Mr.S.Vidhya Sagar, learned counsel takes notice for the first respondent. Since no adverse order is going to be passed, notice to the respondents 2 and 3 is dispensed with. By consent, this Writ Petition is taken up for final disposal at the admission stage itself.



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3. It is the case of the petitioner that the petitioner and Mr.Abdul Sukur has entered into an rental agreement between Mr.Kasivisvanathan, father and grandfather of respondents 1 and 2. In the meantime, the petitioner intended to purchase the said rented property in his name after deduction of caution deposit amount of Rs.2,00,000/- from the sale consideration and the petitioner has paid the total sale consideration. However, without executing the sale deed, the landlord Kasivisvanathan died on 21.12.2007. The respondents 2 and 3, who are the legal heirs of said Kasivisvanathan, demanded additional consideration amount under the pretext of executing and registering the sale deed and subsequently, they have received more than Rs.9,00,000/- on various occasions. Periodically, the petitioner has been duly remitting property tax for the past more than 12 years. Therefore, the petitioner has sent a representation to the 1st respondent to carry out mutation by entering the petitioner's name in the property tax register for the said property. However, the said representation has not been considered till date. Hence, the petitioner has approached this Court.

4. Considering the facts and circumstances of the case, without expressing any opinion on the merits of the matter, this Court



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directs the 1st respondent to consider and pass orders on the representation of the petitioner dated 03.11.2025, on merits and in accordance with law, within a period of two (2) weeks from the date of receipt of a copy of this order.

5. With the above direction, this Writ Petition is disposed of.

There shall be no order as to costs.

09.12.2025

Index : Yes/No
Internet: Yes/No
Neutral Citation: Yes/No

vsm



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To

The Commissioner,
Madurai City Municipal Corporation,
Madurai.



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KRISHNAN RAMASAMY, J.

vsm

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