



WEB COPY

WP No. 12508 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 27-04-2026

CORAM

THE HON'BLE MR JUSTICE M.DHANDAPANI

WP No. 12508 of 2024

and

WMP No.13659 of 2024

Anbalagan.L
S/o.Lakshmanan,
No.332/5, Galaxy Apartments,
2nd Avenue,
12th Main Road,
Anna Nagar West,
Chennai-600 040.

..Petitioner

Vs

1. The Tamilnadu Housing Board
Rep. by its Managing Director,
CMDA Complex, E and C Market Road,
Koyambedu, Chennai-600 107.
2. The Manager, (Sales and Service)
Anna Nagar Division,
Tamilnadu Housing Board,
Thirumangalam, Chennai-600 101.
3. The Executive Engineer and Administrative
Officer
Tamilnadu Housing Board,
Anna Nagar Division, First Floor,
Tamilnadu Housing Board Office and Shopping
Complex, Thirumangalam,
Chennai-600 101.

..Respondent(s)



Writ Petition filed under Article 226 of Constitution of India, to issue a Writ of Certiorarified Mandamus, to call for the records pertaining to, a letter, ANA II.3/ 1112/ 2022 dated 17.11.2023 issued by the Manager (Sales and Service) Anna Nagar Division, Tamil Nadu Housing Board, Thirumangalam, Chennai- 600 101, whereby cancelled the petitioner's house allotment proceeding No. ANA. II.3/ 1112/ 2022 dated 01.08.2022 and to quash the same and to direct the respondents 2 and 3 to issue a certificate A and B provided by the Tamil Nadu Housing Board, to the petitioner to enable him to avail a loan from the financial institutions and consequently extend the reasonable time, for payment of the entire balance amount.

For Petitioner: Mr.P.Thiagarajan

For Respondents: M/s.D.Veerasekaran
Standing Counsel

ORDER

This petition has been filed challenging the impugned letter dated 17.11.2023 issued by the Manager (Sales and Service) Anna Nagar Division, Tamil Nadu Housing Board, Thirumangalam, Chennai- 600 101, whereby cancelled the petitioner's house allotment vide proceeding No. ANA. II.3/ 1112/ 2022 dated 01.08.2022 and to quash the same and to direct the respondents 2 and 3 to issue a certificate A and B as provided by the Tamil Nadu Housing Board, to the petitioner, to enable him to avail a loan from the financial



institutions, and consequently to extend the reasonable time, for payment of the entire balance amount.

WEB COPY

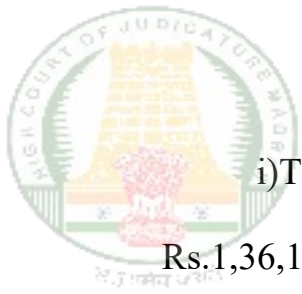
2.The case of the petitioner is that he applied for the purchase of a flat under a scheme called as “Anna Nagar West Extension (205 Residential Quarters)” which was formulated in the year 2022. The petitioner was allotted a Flat No.202/6, by the Manager- Sales and Service, Anna Nagar Division on 01.08.2022. The total sale consideration was fixed at Rs.1,08,76,000/-. The petitioner paid a sum of of Rs.11,50,000/- being 10% of final rate on 29.07.2022. The second respondent, by letter dated 19.07.2023, directed the petitioner to pay the remaining amount on or before 18.08.2023, and subsequently, by another letter dated 4.09.2023, directed payment on or before 15.10.2023 with interest. As the petitioner failed to pay the said amount within the stipulated time, the second respondent cancelled the allotment on 17.11.2023. The petitioner sought issuance of ‘A’ & ‘B’ Certificates to avail a bank loan, however, he was required to pay 50% of the total amount for issuance of such certificate. Without considering the petitioner’s request, the impugned letter was issued. Aggrieved by the same, the present writ petition has been filed.



3. The learned counsel for the petitioner would submit that though the present writ petition has been filed challenging the cancellation of the allotment order dated 17.11.2023, the third respondent has now filed a detailed counter affidavit and a calculation memo stating that the petitioner is liable to pay an outstanding amount of Rs.1,36,12,554/- as on 30.04.2026. The petitioner is willing to pay the said amount within a period of three months. It is further submitted that, for the period subsequent to 30.04.2026, this Court may direct the respondent Housing Board to calculate interest at the rate of 8.5% per annum for the said amount. Accordingly, he prayed for appropriate orders.

4. The learned Standing Counsel appearing for the respondent Housing Board would submit that, in the event of the petitioner failing to deposit the entire amount i.e Rs.1,36,12,554/- along with interest at the rate of 8.5% per annum within a period of three months, liberty may be granted to the respondent Housing Board to alienate the property by way of public auction.

5. In view of the above submission, the impugned cancellation order dated 17.11.2023 passed by the 2nd respondent is hereby set aside, subject to the following terms:



i)The petitioner is directed to pay the outstanding balance of Rs.1,36,12,554/- (Rupees One Crore Thirty-Six Lakhs Twelve Thousand Five Hundred and Fifty-Four only), together with interest at the rate of 8.5% per annum from 30.04.2026, to the respondent Housing Board, within a period of three (3) months from the date of receipt of a copy of this order.

ii)Upon receipt of the aforesaid amount, the respondent Housing Board shall forthwith execute the sale deed in favour of the petitioner.

iii) In the event of failure on the part of the petitioner to remit the said amount within the stipulated period, it is open to the respondent Housing Board to proceed in accordance with law, including by way of public auction of the property.

6.In fine, this writ petition stands allowed. There shall be no order as to costs. Consequently, connected miscellaneous petition is closed.

27-04-2026

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

Uma



To

1. The Tamilnadu Housing Board
Rep By Its Managing Director,
CMDA Complex, E and C Market Road,
Koyambedu, Chennai-600 107.
2. The Manager, (Sales and Service)
Annanagar Division,
Tamilnadu Housing Board,
Thirumangalam, Chennai- 101.
3. The Executive Engineer and Administrative
Officer
Tamilnadu Housing Board,
Annanagar Division, First Floor,
Tamilnadu Housing Board Office and Shopping
Complex, Thirumangalam,
Chennai-600 101.



WEB COPY

WP No. 12508 of 2



M.DHANDAPANI, J.

Uma

**WP No. 12508 of 2024 and
WMP No.13659 of 2024**

27-04-2026

Page 7 of 7