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W.P.No.13163 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

**DATED: 10-03-2026**

CORAM

**THE HON'BLE MR JUSTICE M.DHANDAPANI**

**W.P.No.13163 of 2025**

Mrs.Lakshmi Narendran  
Ground Floor, Sri Dhaya,  
New Door No.57/1,  
M.G.Ramachandran Road,  
Kalakshetra Colony,  
Besant Nagar,  
Chennai - 600 090.

...Petitioner(s)

Vs

1. Union of India,  
Rep. By Secretary to  
Government of India, Ministry of Civil  
Aviation,  
Rajiv Gandhi Bhavan,  
Block 13, Safdarjung Airport,  
New Delhi - 110 003
2. Secretary to the Government of  
India, Ministry of Finance,  
New Delhi - 110 001
3. AI Assets Holding Ltd.,  
Rep. by its Authorized Officer  
2, Air India Reservation Building,



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II Floor, Safdarjung Airport,  
New Delhi - 110 003

4. Air India Limited.,  
Rep. by its Authorized Officer  
Airlines House, 113,  
Gurudwara Rakabganj Road,  
New Delhi - 110001

...Respondent(s)

Writ Petition filed under Article 226 of the Constitution of India praying for the issuance of a Writ of Mandamus directing the respondents to issue sale deed in favour of the petitioner, in respect of Ground Floor, Sri Dhaya, New Door No.57/1, M.G.Ramachandran Road, Kalakshetra Colony, Besant Nagar, Chennai - 600 090 property, purchased in E-Auction at the value of Rs. 2.53 Crores.

For Petitioner(s): Mr.Niranjan Rajagopalan for  
M/s.G.R.Associates

For Respondent(s): Dr.V.Venkatesan SCGSC for R1 & R2  
Mr.Althaf M Hussain for R3  
Mr.K.Srinivasamurthy for R4

### **ORDER**

Prayer in the writ petition is for a Mandamus directing the respondents to issue a sale deed in favour of the petitioner in respect of the property viz. Ground Floor, Sri Dhaya, New Door No.57/1, M.G.Ramachandran Road, Kalashetra Colony, Besant Nagar, Chennai, which was purchased in the e-auction for a value of Rs.2.53 Crores.



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2. Heard the learned counsel appearing on behalf of the petitioner, learned Senior Central Government Standing Counsel appearing for respondents 1 and 2 and the respective learned counsel appearing for respondents 3 and 4.

3. The case of the petitioner is as follows:

(a) The third respondent proceeded to dispose of the properties of the fourth respondent by inviting bids through e-auction. In the e-auction so conducted in respect of the subject property, the petitioner participated and became the highest bidder and paid the entire sale consideration to the tune of Rs.2.53 Crores. Subsequently, the petitioner was put in possession of the subject property on 13.1.2023. Ever since the date of purchase, the petitioner is in enjoyment of the subject property.

(b) The grievance of the petitioner is that though the entire sale consideration was paid and the provisional sale intimation alone was given to her on 30.7.2022, the sale deed has not yet been executed. Expressing her concern, she also sent a representation dated 01.10.2024 to respondents 1, 3 and 4 and a legal notice dated 23.1.2025 to the third



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respondent. For the said legal notice dated 23.1.2025, the third respondent sent a reply dated 31.1.2025 taking a stand that they were not responsible for executing the sale deed. Having no other alternative, the petitioner invoked the jurisdiction of this Court under Article 226 of The Constitution of India.

4. The third respondent filed an affidavit dated 07.1.2026 stating that the inadvertent delay in the execution of the sale deed could not be attributed against the third respondent and that the third respondent has been taking every effort to coordinate with the fourth respondent and get the applicable stamp duty calculated by the office of the concerned Sub-Registrar.

5. From the affidavit of the 4<sup>th</sup> respondent, it is admitted that the fourth respondent has to pay the stamp duty applicable after debiting from the account of the third respondent. In view of the same, there is no impediment for the said course of action to be taken by the third respondent.



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6. In the light of above, this Writ Petition is disposed of with a direction to respondents 3 and 4 to present the sale deed before the jurisdictional Sub-Registrar for registration within a period of two weeks from the date of receipt of a copy of this order and proceed with the sale in terms of the Registration Act within a period of four weeks thereafter.

No costs.

**10-03-2026**

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

ssb

To

1. Union Of India,  
Rep. By Secretary To Govt. Of India,  
Ministry Of Civil Aviation,  
Rajiv Gandhi Bhavan, Block 13, Safdarjung Airport, New Delhi -  
110 003
2. Secretary To The Govt. Of India,  
Ministry Of Finance, New Delhi - 110 001
3. AI Assets Holding Ltd.,  
Rep By Its Authorized Officer  
2, Air India Reservation Building,  
2nd Floor, Safdarjung Airport,  
New Delhi - 110 003



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**M.DHANDAPANI, J.**

ssb

4. Air India Limited.,  
Rep. By Its Authorized Officer  
Airlines House, 113,  
Gurudwara Rakabganj Road,  
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