



W.P.No.13498 of 2026

IN THE HIGH COURT OF JUDICATURE AT MADRAS

WEB COPY

DATED : 27.04.2026

CORAM :

THE HON'BLE MR.JUSTICE ABDUL QUDDHOSE

W.P.No.13498 of 2026
and W.M.P.No.14751 of 2026

Ranvir R Shah

.. Petitioner

Versus

1. The Inspector General of Registration,
Santhome,
Chennai – 600 004.
 2. The Deputy Inspector General of Registration,
Registration Department,
Santhome,
Chennai – 600 004.
 3. The District Registrar – Chinglepet,
A-49/1 Alagesan Nagar,
GST Road,
Chinglepet – 603 001.
 4. The Sub-Registrar,
Thiruporur Sub Registrar's Office,
Thiruporur.
 5. The Sub-Registrar,
Kelambakkam Sub Registrar's Office,
Kelambakkam Vandalur Main Road,
Kelambakkam – 603 103.
- .. Respondents



W.P.No.13498 of 2026

Prayer : Writ Petition filed under Article 226 of the Constitution of India seeking a Writ of Mandamus, directing the respondents herein to delete the Entry in the Encumbrance Certificate relating to the Audit Objection 2021-22 Paragraph 1/11A as though a sum of Rs.3,44,38,556/- is to be recovered under Section 47A of the Indian Stamp Act in respect of Document No.4415 of 2021 on the file of Sub Registrar, Thiruporur and complete registration and return of the General Power of Attorney dated 18.12.2025 in pending Document No.P-122 of 2025 on the file of the Sub-Registrar, Kelambakkam, the 5th respondent herein executed by the petitioner in favour of M/s.Artha Real Estate Corporation Ltd., Chennai forthwith.

For Petitioner : Mr.AR.L.Sundaresan,
Senior Counsel,
for Mr.L.Palanimuthu

For Respondents : Mr.U.Baranidharan,
Special Government Pleader

ORDER

This Writ Petition is filed to direct the respondents to delete the entry in the Encumbrance Certificate relating to the Audit Objection 2021-2022, Paragraph 1/11A as though a sum of Rs.3,44,38,556/- is to be recovered from the petitioner under Section 47A of the Indian Stamp Act, 1899 in respect of Document No.4415 of 2021 on the file of the Sub-Registrar, Thiruporur and complete registration and return the General Power of Attorney, dated 18.12.2025 in pending Document No.P-122 of



W.P.No.13498 of 2026

2025 on the file of the Sub-Registrar, Kelambakkam, executed by the petitioner in favour of M/s.Artha Real Estate Corporation Ltd., Chennai, within a time frame to be fixed by this Court.

2. The learned Senior Counsel for the petitioner would submit that by total non-application of mind to the fact that the release deed, which was the basis for the claim of Rs.3,44,38,556/-, having been released to the petitioner pursuant to the orders passed by this Court, the question of relying upon the Audit Objection once again and making a claim of Rs.3,44,38,556/- from the petitioner for the registration of the Power of Attorney presented by the petitioner, is arbitrary and illegal.

3. The learned Senior Counsel for the petitioner also drew the attention of this Court to the Encumbrance Certificate for the subject property which reveals that the release deed has already been returned to the petitioner after registration. By the order, dated 19.06.2024, passed in W.P.32407 of 2023 filed by the petitioner, the release deed was directed to be returned to the petitioner after registration. The said order was also put to challenge by the Registration Department by filing a Writ Appeal in W.A.No.3513 of 2024 before the Division Bench of this Court. By the



W.P.No.13498 of 2026

order, dated 04.12.2024, the Division Bench, dismissed the Writ Appeal filed by the Registration Department.

4. For the foregoing reasons, the prayer sought for in this Writ Petition has to be granted in favour of the petitioner as the Audit Objection raised by the respondents as if a sum of Rs.3,44,38,556/- is still due and payable by the petitioner, is arbitrary, illegal and in violation of the order passed by this Court, dated 19.06.2024 in W.P.32407 of 2023 as well as the order, dated 04.12.2024 passed by the Division Bench of this Court in W.A.No.3513 of 2024.

5. The Special Government Pleader appearing for the respondents has also not raised any serious objection with regard to the submissions made by the learned Senior Counsel before this Court. Since the order passed in the Writ Appeal has attained finality, enuring to the benefit to the petitioner, necessarily, this Writ Petition has to be allowed as prayed for.

6. Accordingly, this Writ Petition is allowed by directing the respondent Nos.4 and 5 to delete the entry in the Encumbrance Certificate



W.P.No.13498 of 2026

relating to the Audit Objection 2021-2022 Paragraph 1/11A as though a sum of Rs.3,44,38,556/- is to be recovered from the petitioner under Section 47A of the Indian Stamp Act, 1899 in respect of Document No.4415 of 2021 on the file of the Sub-Registrar, Thiruporur and complete registration and return the General Power of Attorney, dated 18.12.2025 in pending Document No.P-122 of 2025 on the file of the Sub-Registrar, Kelambakkam, the fifth respondent herein, executed by the petitioner in favour of M/s.Artha Real Estate Corporation Ltd., Chennai, within a period of two weeks from the date of receipt of a copy of this order. There shall be no order as to costs. Consequently, connected miscellaneous petition is closed.

27.04.2026

Index : yes/no
Speaking order/Non-speaking order
Neutral Citation : yes/no
grs



W.P.No.13498 of 2026

To

WEB COPY

1. The Inspector General of Registration,
Santhome,
Chennai – 600 004.
2. The Deputy Inspector General of Registration,
Registration Department,
Santhome,
Chennai – 600 004.
3. The District Registrar – Chinglepet,
A-49/1 Alagesan Nagar,
GST Road,
Chinglepet – 603 001.
4. The Sub-Registrar,
Thiruporur Sub Registrar's Office,
Thiruporur.
5. The Sub-Registrar,
Kelambakkam Sub Registrar's Office,
Kelambakkam Vandalur Main Road,
Kelambakkam – 603 103.



WEB COPY



W.P.No.13498 of 2026

ABDUL QUDDHOSE, J.

grs

W.P.No.13498 of 2026
and W.M.P.No.14751 of 2026

27.04.2026