



WEB COPY

WP No. 36507 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 16-04-2026

CORAM

THE HON'BLE MR JUSTICE M.DHANDAPANI

WP No. 36507 of 2024

and

WMP No.39353 of 2024

K.John Wesley
S/o.Kanagarathinam,
No.1/1, Om Sakthi Nagar,
Police Quarters Road,
Ganapathi, Coimbatore -641 006.

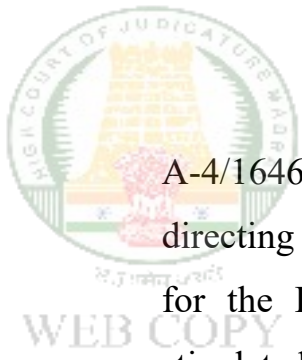
..Petitioner(s)

Vs

1. The Managing Director,
Tamil Nadu Housing Board,
CMDA Complex, E & C Market Road,
Koyambedu, Chennai -600 107.
2. The Executive Engineer/Administrative Officer,
Tamil Nadu Housing Board,
Coimbatore Housing Unit,
HUDCO Colony, Peelamedu,
Coimbatore -641 004

..Respondent(s)

Writ Petition filed under Article 226 of Constitution of India, to
issue a Writ of Certiorarified Mandamus, calling for the entire records relating
to the impugned order passed by the 2nd respondent in his Letter No.



A-4/16469/2024, dated 27.08.2024 and quash the same and consequently directing the 2nd respondent to execute a sale deed in favour of the Petitioner for the House HIG A-5, Ganapathi Block I to IV, Coimbatore within a stipulated time to be fixed by this Court.

For Petitioner: Mr.K.John Wesley
party-in-person

For Respondents: Mr.A.M.Ravindranath Jeyapaul
for R1 & R2
Standing Counsel

ORDER

This petition has been filed challenging the impugned order passed by the 2nd respondent dated 27.08.2024 and seeking to quash the same and consequently, directing the 2nd respondent to execute a sale deed in favour of the petitioner for House HIG A-5, Ganapathi Block I to IV, Coimbatore within a time frame to be fixed by this Court.

2.The petitioner, though represented by counsel, appeared in person and submitted that he was allotted a plot at HIG A-5, Ganapathi Nagar, Block I to IV, Coimbatore, measuring an extent of 2569 square feet, pursuant to G.O.2(D) No.275, Housing and Urban Development Department, dated 25.10.2004.



Subsequently, a tentative allotment order was issued in favour of the petitioner on 07.01.2005, fixing a tentative cost of Rs.5,67,100/-. Out of the said amount, the petitioner initially paid a sum of Rs.2,27,000/- and the balance sum of Rs.3,40,100/- payable in 156 monthly instalments over a period of 13 years, with interest at the rate of 17% per annum, fixing the monthly instalment at Rs.5444/-.

3.The petitioner would further submit that he has paid a total sum of Rs.10,86,884/-. However, the respondent Board has not executed the sale deed. Therefore, the petitioner made a representation to the Hon'ble Chief Minister's Cell. Pursuant thereto, the impugned order was passed by the second respondent on 27.08.2024, directing the petitioner to pay a sum of Rs.13,80,741/-. The respondent Board arrived at the said figure by fixing the final cost of Rs.24,67,625/- as on 27.08.2024. It is further stated that upto 27.12.2017, the petitioner had paid a sum of Rs.10,86,884/-, leaving a balance payable of Rs.13,80,471/-. Though the petitioner is liable to pay interest and other charges as per the final cost fixed by respondent, in order to give a quietus to the issue, the petitioner is willing to pay the said sum of Rs.13,80,741/- on or before 07.06.2026, without any further interest or additional cost. Hence, this Court may direct the second respondent to execute the sale deed upon receipt of Rs.13,80,741/- as full and final settlement.



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4.The learned Standing Counsel appearing for the respondents would submit that the balance amount payable by the petitioner is Rs.13,80,741/- as on 27.08.2024, and that the petitioner is also liable to pay interest from 27.08.2024 till date. Accordingly, he prayed for appropriate orders.

5.However, prior to the impugned order, the respondent Board had not taken any effective steps to intimate the balance amount so as to enable him to make the payment. All of a sudden, the amount was intimated to the petitioner, pursuant to the representation made by him to the Hon'ble Chief Minister's Cell. Hence, the respondent Board is not entitled to claim interest from 27.08.2024 till date. The petitioner, being a senior citizen, has approached this Court and has agreed to pay the balance amount of Rs.13,80,741/- as per the impugned order dated 27.08.2024, on or before 07.06.2026, in order to give quietus to the issue.

6.In view of the above, this Court directs the second respondent to receive a sum of Rs.13,80,741/- from the petitioner on or before 07.06.2026. Immediately, upon receipt of the said amount, the second respondent is directed to execute the sale deed in favour of the petitioner without demanding any further amount.



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7. With the above direction, this writ petition stands disposed of. There shall be no order as to costs. Consequently, connected miscellaneous petition is closed.

16-04-2026

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

Uma

To

1. The Managing Director,
Tamil Nadu Housing Board,
CMDA Complex, E & C Market Road,
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2. The Executive Engineer/Administrative Officer,
Tamil Nadu Housing Board, Coimbatore
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M.DHANDAPANI, J.

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