



WEB COPY

WP No. 50257 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 20-01-2026

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THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 50257 of 2025

M/s.INDUS CITY SCAPES CONSTRUCTIONS
PRIVATE LTDRep. by its Executive Director,
Mahaveer chand Lunawath Having office at
no.809, Poonamallee High Road, No.5C, Ega
Trade Centre, Chennai- 600 010.

..Petitioner(s)

Vs

1. THE INSPECTOR GENERAL OF Registration
No.100, Santhome High Road, Pattinapakkam,
Chennai- 600 028.
2. The District RegistrarNo.17, Rajaji Street,
Opposite to Kavithra Studio, Chengalpattu
Tamil Nadu-603 001.
3. The Sub – Registrar Chengalpattu Joint II
NO.10, Kancheepuram High Road,
Chengalpattu, Tamil Nadu- 603 002.

..Respondent(s)

PRAYER: Writ petition is filed under Article 226 of the Constitution of India,
pleased to issue a Writ of Mandamus, directing the 3rd Respondent to consider
the representation dated 30.10.2025 and consequently rectify the erroneous
entries reflected in the Encumbrance Certificate pertaining to survey No.43 in
Idayankodumanthangal village, Kattankulathur Panchayat Union Limits,
Chengalpattu District within a time frame fixed by this Honble court.



For Petitioner(s):

Ms.Sithi Fathima Samt
for M/s.Yusuf.S.Q

For Respondent(s):

Mr.U.Baranidharan,
Special Government Pleader**ORDER**

The petitioner asserts that it purchased 35.45 acres in Survey No.43 at Idayankodumanthangal Village through a court auction followed by the execution of registered sale deed bearing Document No.10215 of 2005 dated 28.10.2005. Upon noticing an entry in relation to Survey No.43 in the encumbrance certificate on the basis of a decree issued by the District Munsif Court at Chengalpattu in I.A.No.1 of 2021 in O.S.No.323 of 2008, the present writ petition has been filed.

2. Learned counsel for the petitioner submits that the petitioner is not a party to O.S.No.323 of 2008 and that Survey No.43 was included in the decree on account of a typographical or other inadvertent error. Therefore, she submits that the petitioner is entitled to the relief claimed.

3. Learned Special Government Pleader accepts notice for all the respondents. He submits that the petitioner should file a third party appeal against the decree, if it is intended to rectify the error.



4. The petitioner, in effect, seeks the rectification of a decree, which was reflected in the encumbrance certificate. The registering officer does not have the authority to efface such entry. Therefore, this writ petition is disposed of by leaving it open to the petitioner to initiate appropriate action before the competent Court in relation to the inclusion of Survey No.43 in the decree dated 03.06.2023. No costs.

20-01-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

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To

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SENTHILKUMAR RAMAMOORTHY, J.

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