



WEB COPY

WP No. 42200 of 2



Order QR

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 15-10-2026

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THE HON'BLE MR.JUSTICE MOHAMMED SHAFFIQ

WP No. 42200 of 2026
and WMP.No.47376 of 2026
CNR: {HCMA012407562026}

V.S.Balasamy



..Petitioner(s)

Vs

1. The Sub Registrar,
Sub-Registrar Office,
67, Park Road, Taluk office Campus,
Dharapuram Main Road, Dharapuram, Tiruppur
District, Tamilnadu – 638 656.
2. The Additional Inspector General of
Registration,
Combined Registrar Office Building,
1/529, Neruperichal Village, Pooluvappatti
Post, Tiruppur - 641602.
3. The Inspector General of Registration,
Office of the Inspector General of Registration,
No.100, Santhome High Road, Pattinapakkam,
Chennai - 600028.

..Respondent(s)

Writ Petition filed under Article 226 of the Constitution of India, seeking issuance of a Writ of Mandamus, directing the 1st respondent to register the sale deed dated 06.08.2026 in pending Document No.P/Dharapuram/551/2026 and return the same to the petitioner.

For Petitioner(s): Mr.Mani Sundargopal

For Respondent(s): Ms.Anuganesan
Additional Government Pleader



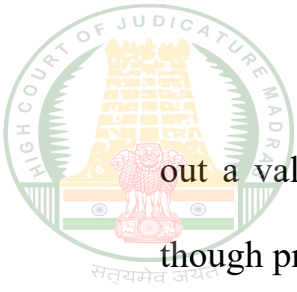
ORDER

By consent of learned counsel on both sides, this writ petition is taken up for final disposal at the admission stage itself.

2.The present writ petition is filed seeking issuance of a Writ of Mandamus, directing respondents to register and return the Sale Deed dated 06.08.2026, pending as Document No.P/Dharapuram/551/2026.

3. It is the case of petitioner that he purchased the land measuring an extent of 11.70 acres, along with a dilapidated building, belonging to M/s.Arunachala Spinning Mills Private Limited, situated at Kulathupalayam Village, Dharapuram Taluk, Tiruppur District, and paid Rs.69,84,110/- towards stamp duty, registration fee and other charges. The document was kept pending for scrutiny of value / survey number, and despite subsequent inspection and representations dated 06.08.2026, 20.08.2026 and 28.08.2026, respondents have neither registered the document nor communicated any reason for delay. Aggrieved by same, petitioner has filed the present writ petition.

4. At the outset, learned Additional Government Pleader appearing for respondents would submit that value of the property is in excess of Rs.5 Crores and therefore, would submit that the Assistant Engineer may have to carry



out a valuation and submit a report; it is only in view thereof, the sale deed though presented on 06.08.2026 is kept pending.

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5. Learned counsel for petitioner would bring to the notice of this Court that Sub Rule (5) to Rule 3 of Tamil Nadu Stamp (Prevention of Undervaluation of Instruments) Rules, 1968 mandates that a reference in terms of Sub-Section (1) to Rule 47-A shall be made by the Collector within fifteen days from the date of registration of the instrument. He would submit that it has been more than two months since document was presented however, the same has not been registered yet.

6. Learned Additional Government Pleader for respondents would submit that the first respondent would register the document, if it is otherwise in order within the time stipulated by this Court. Agreed to by the learned counsel for petitioner.

7. In view thereof, the first respondent shall register the sale deed dated 06.08.2026, if it is otherwise in order within a period of two (2) weeks from today. It is made clear that this Court has not expressed any views with regard to the merits of the case.



8. Accordingly, the writ petition stands disposed of. No costs.

Consequently, connected miscellaneous petition is closed.

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15-10-2026

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

ANU

To

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67, park road, taluk office campus, Dharapuram
main road, Dharapuram, tiruppur District,
Tamilnadu – 638656.
2. The Additional Inspector General of
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Combined Registrar Office Building, 1/529,
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MOHAMMED SHAFFIQ, J.

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