

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 04-08-2026

CORAM

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THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 22503 of 2026

True Vision Infra Private Limited
Old No 4 New No 14, 10th Street,
Nandanam Extension, Nandanam,
Chennai 600 035.
Represented by its Authorised signatory
M. Mohan

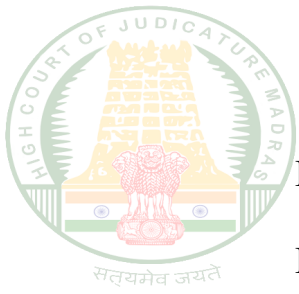
..Petitioner(s)

Vs

1. The Inspector General of Registration,
No .100 santhome High road, Mullima Nagar,
Madavelipakkam, Raja Annamalipuram,
Chennai 600 028.
2. The District Registrar,
Tiruvallur District,
Tiruvallur 602 001.
3. The District Revenue officer (Stamps),
Tiruvallur, District Collectorate,
Tiruvallur 602 001.
4. The Sub Registrar,
Poonamallee,
Tiruvallur 600 053.

..Respondent(s)

Prayer: This writ petition is filed under Article 226 of the Constitution of India, praying to issue a Writ of Mandamus directing the 4 the Respondent to forthwith complete the registration of the Sale Certificate dated 28.04.2026 pending as Document No.P/268 of 2026 on the file of the 4th respondent and release the original registered Sale Certificate to the petitioner considering the Representation dated 21.05.2026.



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For Petitioner(s):

Mr.P.A.Parasaran

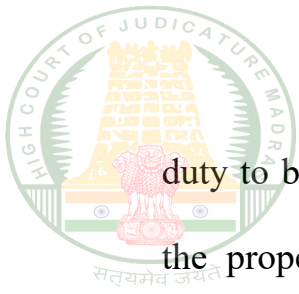
For Respondent(s):

Mr.Dominic S.David,
Special Government Pleader for R1, 2 & 4
Mr.B.Pachaiyappan,
Additional Government Pleader for R3

ORDER

This writ petition has been filed to direct the fourth respondent to consider the petitioner's representation dated 21.05.2026.

2. Learned counsel for the petitioner would submit that the petitioner is engaged in the business of real estate development and construction. The Petitioner Company, through its group entity M/s.Iyra Properties, participated in an e-public auction conducted by the Authorised Officer of IDBI Trusteeship Services Limited under Section 13 of SARFAESI Act, 2002. The Petitioner was declared as successful bidder for the subject property measuring 08 acres and 60.75 cents situated at Parivakkam Village, Poonamallee Taluk, Tiruvallur District. The Petitioner remitted the entire auction sale consideration of Rs.21,50,00,000/- following which, the Authorised Officer issued the Sale Certificate dated 28.04.2026. Subsequently, the Petitioner has presented the said Sale Certificate for registration before the 4th respondent and remitted stamp duty at 5% amounting to Rs.1,07,50,000/- and registration charges at 2% amounting to Rs.43,00,000/- on the auction sale consideration. However, the fourth respondent refused to complete the registration, demanding that stamp



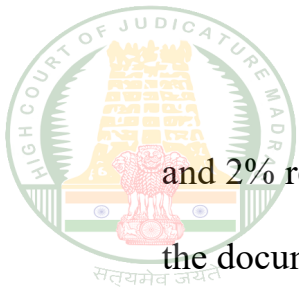
duty to be paid at 7% and registration charges at 2% on the guideline value of the property, treating the instrument as an ordinary Conveyance/Sale Deed under Article 23 of Schedule I of the Indian Stamp Act, 1899. Despite a detailed representation dated 21.05.2026 submitted by the petitioner, the registration was withheld. Hence, the present writ petition has been filed for the aforesaid prayer.

3. Learned counsel for the petitioner would further submit that the petitioner is now ready to pay 7% of stamp duty and 2% of registration charges under protest.

4. Mr.Dominic S.David, learned Special Government Pleader accepts notice on behalf of respondents 1, 2 and 4 and submitted that if the petitioner is ready to pay the demanded stamp duty and registration charges, there will be no impediment on the part of the fourth respondent to register the document.

5. Heard the learned counsel on either side and perused the materials available on record.

6. In view of the above, this Court directs the petitioner to produce the Sale Certificate before the fourth respondent, who in turn is directed to receive and register the same under protest, subject to the payment of 7% stamp duty



and 2% registration charges. Further, the fourth respondent is directed to release the document immediately subsequent to its registration

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With the aforesaid observation and direction, this writ petition stands disposed of. No costs.

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Index: Yes/No

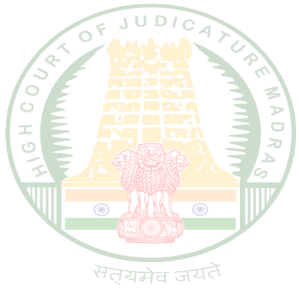
Speaking/Non-speaking order

Neutral Citation: Yes/No

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To:

1. The Inspector General of Registration,
No. 100 santhome High road, Mullima Nagar,
madavelipakkam Raja Annamalipuram,
Chennai 600 028.
2. The District Registrar,
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Tiruvallur 602 001.
3. The District Revenue officer (Stamps),
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Tiruvallur 602 001.
4. The Sub Registrar,
Poonamallee,
Tiruvallur 600 053.



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Case Citation: (2026) ibclaw.in 4617 HC

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KRISHNAN RAMASAMY, J.

VM

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