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CMA.No.1406 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 06-06-2025

CORAM

THE HONOURABLE MRS JUSTICE T.V.THAMILSELVI

CMA No. 1406 of 2025

AND

CMP NO. 11804 OF 2025

M/s.Jai Vasavi Mithra Ventures Pvt.

Ltd.,

Represented by its Managing

Director Mr.T.Kannan

Having office at Door No.18-J,

Ramakrishnapuram,

Chokkampudur Main Road,

Coimbatore 641 001.

Appellant(s)

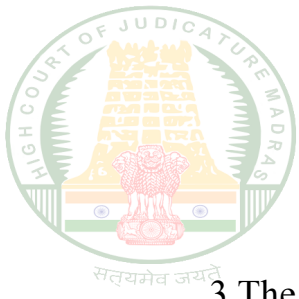
Vs

1. The Chief Controlling Revenue
Authority

Cum Inspector General of
Registration,

100, Santhome High Road,
Chennai – 600 028.

2.The Deputy Inspector General of
Registration
Coimbatore - 641 018.



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3.The District Registrar
Gobichettipalayam - 638 452.

4.The District Registrar
(Administration)
Coimbatore South,
Coimbatore - 641 018.

5.The Joint II Sub Registrar
Coimbatore South,
Coimbatore - 641 001.

Respondent(s)

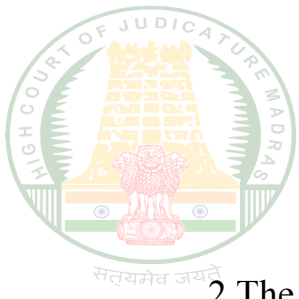
CMP No. 11804 of 2025

M/s.Jai Vasavi Mithra Ventures Pvt.
Ltd.,
Represented by its Managing
Director Mr.T.Kannan
Having office at Door No.18-J,
Ramakrishnapuram,
Chokkampudur Main Road,
Coimbatore 641 001.

Appellant(s)

Vs

1. The Chief Controlling Revenue
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Cum Inspector General of
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00, Santhome High Road, Chennai
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Respondent(s)

CMA No. 1406 of 2025

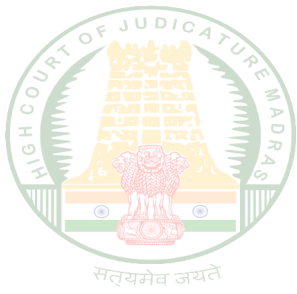
PRAYER

To set aside the order dated 04.12.2024 vide proceedings in No.37588/U1/2023, on the file of the 1st Respondent and pass such order or orders as this Hon'ble Court may deem fit and proper in the circumstances of the case and thus render justice.

CMP No. 11804 of 2025

PRAYER

To stay the operation of the order passed by the 1st Respondent dated 04.12.2024 vide proceedings in No.37588/U1/2023, pending disposal of the present appeal and pass such order or orders as it deems fit and thus render justice.



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For Appellant : Mr.Abdul Saleem, Senior counsel
For Mr.M.Vijayamehanath

For Respondents : Mr.C.Sathish
Government Advocate

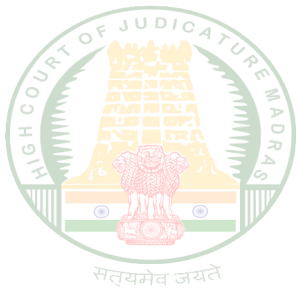
ORDER

The Civil Miscellaneous Appeal has been filed Challenging the impugned order passed by the 1st respondent dated 04.12.2024 vide proceedings in No.37588/U1/2023.

2. The learned senior counsel appearing for the appellant has raised the following grounds:-

(i) The subject property was acquired for the purpose of maintaining a Gaushala and for growing seasonal crops, for cow feed. It is pertinent to note that the remaining extent of lands in Survey No.543, apart from the subject land used as Gaushala, were only agricultural lands.

(ii) I submit that, however, at the time of registration of the above Sale Deed in 2011, the Sub Registrar raised an



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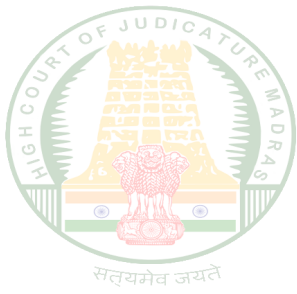


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objection as to deficit stamp duty and after referring the document for determination of correct market value under Section 47A of the Stamp Act, the market value was fixed as Rs.82,55,000 and the deficit stamp duty was paid and the document was released.

(iii) The District Revenue Officer (Stamps), vide his proceedings in Na.Ka.No.706/2022, dated 03.11.2022, determined and fixed the market value of the property at Rs.80,00,000/- per acre (Rs.144/- per Sq ft) and the deficit stamp duty of Rs.3,06,200/- was also paid by the Appellant, as determined and demanded and the proceedings were complete and the document was released to the Appellant.

(iv) I submit that while this being the factum, the 1st respondent, without assigning any reason or prior notice to the Appellant herein, once again, recommended initiation of Suo Motu proceedings, exercising his powers under Section 47(6) of the Indian Stamp Act and directed the 3rd respondent,



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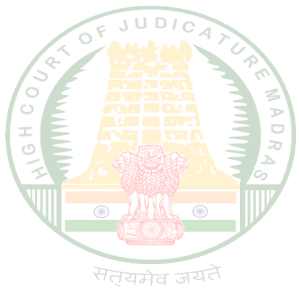
to inspect the site, prepare a report and determine the correct market value of the subject property.

(v) I submit that the 3rd respondent, further, vide his letter No.3269/C/2023-4 dated 29.08.2023, furnished his report to the 1st respondent, recommending the fixation of Rs.670/- per sq ft, as the correct market value of the subject property, rejecting the earlier value fixed by the District Revenue Officer (Stamps), as being wrong and incorrect.

He further submitted that the petitioner having valid reason to prove his claim. Hence, he prayed to allow this appeal.

3. Heard the learned Government Advocate appearing for the respondents.

4. Considering the above, this Court is directed the appellant to deposit 50% of the amount of stamp duty as mentioned in impugned order, to the 5th respondent on or before 08.07.2025.



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5. There shall be an order of stay till 08.07.2025.

6. Post the matter on 08.07.2025.

06.06.2025

Speaking / Non Speaking order

Neutral Citation : Yes/No

Index : Yes/No

msrm

To

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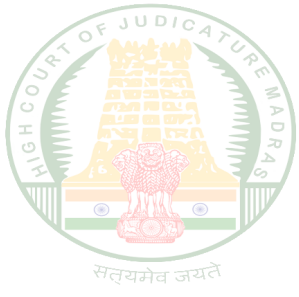
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T.V.THAMILSELVI,J.

msrm

C.M.A.No.1406 of 2025
and C.M.P.No.11804 of 2025

06.06.2025