



WEB COPY

WP No. 13498 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 15-04-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

WP No. 13498 of 2026

and W.M.P.No.14751 of 2026

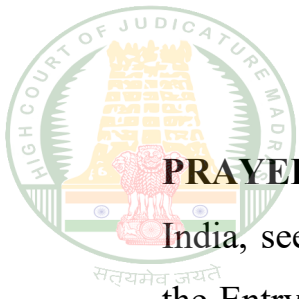
Ranvir R Shah

..Petitioner(s)

Vs

1. The Inspector General of Registration
Santhome
Chennai 600 004.
2. The Deputy Inspector General of Registration
Registration Department
Santhome, Chennai 600 004.
3. The District Registrar - Chinglepet
A-49/1 Alagesan Nagar
GST Road
Chinglepet 603 001.
4. The Sub Registrar,
Thiruporur Sub Registrar's Office
Thiruporur.
5. The Sub Registrar,
Kelambakkam Sub Registrar's Office
Kelambakkam-Vandalur Main Road
Kelambakkam 603 103.

..Respondent(s)



PRAYER – This Writ Petition is filed under Article 226 of the Constitution of India, seeking a Writ of Mandamus, directing the respondents herein to delete the Entry in the Encumbrance Certificate relating to the Audit Objection 2021-22 Paragraph 1/11A as though a sum of Rs.3,44,38,556/- is to be recovered under Section 47A of the Indian Stamp Act in respect of Document No.4415 of 2021 on the file of Sub Registrar, Thiruporur and complete registration and return of the General Power of Attorney dated 18.12.2025 in pending Document No.P-122 of 2025 on the file of the Sub Registrar, Kelambakkam, the 5th Respondent herein executed by the Petitioner in favour of M/s Artha Real Estate Corporation Ltd., Chennai, forthwith.

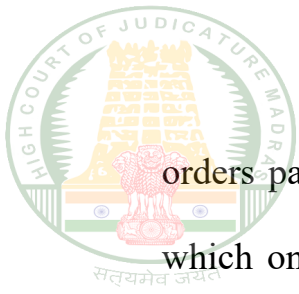
For Petitioner(s): Mr.A.R.L.Sundaresan,
Senior Counsel,

For Respondent(s): Mr.U.Baranidharan,
Special Government Pleader

ORDER

The petitioner has challenged the impugned order refusing to register the General Power of Attorney presented by the petitioner for registration on account of Audit Objection which reveals that a sum of Rs.3,44,38,556/- is to be recovered from the petitioner under Section 47A of the Indian Stamp Act, 1899.

2.Learned Senior Counsel appearing for the petitioner would submit that by total non-application of mind to the fact that the Release deed which was the basis for the claim of Rs.3,44,38,556/- having been released pursuant to the



orders passed by this Court, the question of relying upon the Audit Objection which once again makes a claim of Rs.3,44,38,556/- from the petitioner does not arise. Learned Senior Counsel also drew the attention of this Court to the Encumbrance Certificate for the subject property, which reveals that the Release Deed has been returned to the petitioner after registration. In view of the same, he would submit that the General Power of Attorney dated 18.12.2025 presented by the petitioner has to be registered and released to the petitioner by the respondents.

3.Mr.U.Baranidharan, learned Special Government Pleader, who accepts notice on behalf of the respondents, seeks time to get instructions as to whether any Writ Appeal has been filed as against the order dated 19.06.2024 passed in W.P.No.32407 of 2023, through which a direction was issued to the respondents to register the Release Deed and return the same to the petitioner.

4.Post the matter on 17.04.2026.

15-04-2026

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



ABDUL QUDDHOSE, J.

GSA

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To

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Santhome
Chennai 600 004.
2. The Deputy Inspector General of Registration
Registration Department
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