



W.P.No.25723 of 2023 & Cont.P.No.2709 of 2023

WEB COPY IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 24.11.2025

CORAM:

THE HONOURABLE MR. JUSTICE **G.K.ILANTHIRAIYAN**

W.P.No.25723 of 2023 & Cont.P.No.2709 of 2023

and

W.M.P.Nos.25154, 25155 & 25668 of 2023

W.P.No.25723 of 2023

D.C.Elangovan

.... Petitioner

Vs

1.The Secretary to the Government,
Department of Registration,
Tamil Nadu, Secretariat,
Chennai-600 009.

2.The Inspector General of Registration,
Department of Registration,
Tamil Nadu, No.100, Santhome High Road,
Raja Annamalai Puram,
Chennai-600 028.

3.The Director General of Police,
Vigilance and Anti Corruption Police,
No.293, MKN Road, Alandur, Chennai-600 016.

4.The District Registrar,
Tindivanam Registration District,
No.2/4B, Santhaimedu, Gingee Road,



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WEB COPY Avarapakkam, Tindivanam-604 001.

5.The Sub Registrar,
Sub Registrar Office,
Near Cooperative Bank,
Mailam Road, Vanur,
Villupuram-605 109.

6.Punitha
The District Registrar,
Tindivanam Registration District,
No.2/4b, Santhaimedu,
Gingee Road, Avarapakkam,
Tindivanam-604 001.

7.Ramesh
Sub Registrar Office,
Near Cooperative Bank,
Mailam Road, Vanur,
Villupuram-605 109.

8.Dakshinamoorthy,
Sub Registrar Office,
Near Cooperative Bank,
Mailam Road, Vanur,
Villupuram-605 109.

9.D.Ramaraj
10.C.K.S.Karthikeyan
11.E.Velu,
12.Pon.Raja
13.M.Sekar

14.The Director of Income Tax,
Income Tax Investigation,
Nungambakkam High Road,



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WEB COPY Chennai - 600 034.

15.The Special Director,
Directorate of Enforcement,
Chennai.
(R9 to R15 are *suo-motu* impleaded vide
Order dated 05.09.2023 made in
W.P.No.25723 of 2023)

16.The Inspector of Police,
B-2, Kalapet Police Station,
Puducherry.
(R16 - impleaded as per Order Dated
26.09.2023 made in WMP No.27831
of 2023 in W.P.No.25723 of 2023)

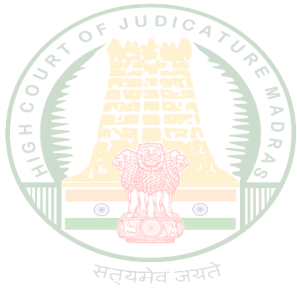
17.Naveen Balaji
18.A.Manickavel
(R17 & R18 ARE *suo motu* impleaded as per
order dated 16.11.2023 in W.P.No.25723
of 2023)

.... Respondents

Prayer : Writ Petition filed under Article 226 of Constitution of India praying for issuance of Writ of Mandamus, directing the respondents No.1 and 2 to take necessary steps to initiate disciplinary action against the respondents No.6, 7 and 8 and punish them in accordance with law for having acted in an illegal manner and for not discharging their lawful duties and to redress the petitioners grievances raised in the complaint dated 03.08.2023.

For Petitioner : Mr.V.Chandrasekaran

For R1 to 5 & R16: Mr.R.Ramanlal



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Additional Advocate General
Assisted by Mr.S.Rajesh,
Government Advocate

For R6 to R8 : Mr.L.Chandrakumar

For R9 & R10 : Mr.C.Mohan
for M/s.Viruksham Legal

For R11 : Mr.V.Ramesh
for Mr.R.Ashwanth

For R12 : Mr.E.Vijayaraghavan

For R13 : Notice Served

For R14 : Mr.A.P.Srinivas
Standing Counsel

For R17 : Mr.R.Srinivas
Senior Counsel
for Mr.Venkatasamy Babu

For R18 : Mr.M.Gnana Sekar

Cont.P.No.2709 of 2023

D.C.Elangovan

.... Petitioner

Vs

2.Dinesh Ponraj Oliver,
The Inspector General of Registration,
Department of Registration,
Tamil Nadu, No.100, Santhome High Road,
Raja Annamalai Puram,
Chennai-600 028.

2.Punitha
The District Registrar,
Tindivanam Registration District,
No.2/4b, Santhaimedu,
Gingee Road, Avarapakkam,
Tindivanam-604 001.



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3.Ramesh

Sub Registrar Office,

Near Cooperative Bank,

Mailam Road, Vanur, Villupuram-605 109.

..... Respondents

Prayer : Contempt Petition filed under Section 11 of the Contempt of Courts Act, 1971 praying to punish the respondents for wilfully disobeying the order dated 31.08.2023 passed by this Court in W.P.No.25723 of 2023.

For Petitioner : Mr.V.Chandrasekaran

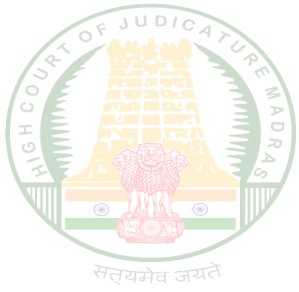
For R1 to 5 & R16: Mr.R.Ramanlal
Additional Advocate General
Assisted by Mr.S.Rajesh,
Government Advocate

COMMON ORDER

This Writ Petition has been filed seeking a direction to the respondents 1 & 2 to take appropriate disciplinary action against the respondents 6 to 8 herein, in accordance with law.

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

3.The petitioner had purchased the properties comprised in Survey

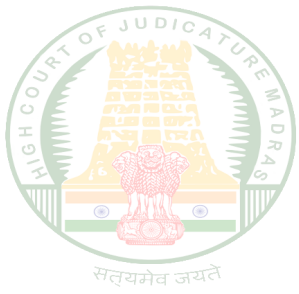


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Nos.322/13, 232/14C2A, 323/17B3, 335/1,2, 335/3, 335/14, 335/7A, to an extent of 1 acre 71 cents, situated at Kottakuppam Village, Vanur Taluk, Villupuram District, from one Naveen Balaji, Son of Nagarajan. The petitioner's vendor had purchased the subject properties by way of registered sale deeds vide Document Nos.5031 & 5032 of 2007 and 1847 of 2008 to a total extent of 2 acres 77 ½ cents. After purchasing the said properties, the petitioner and the vendor presented three sale deeds for registration. However, all the three sale deeds were kept pending and assigned Pending Document Nos.P22 and P23 of 2023 dated 26.06.2023 and P25 of 2023 dated 28.06.2023.

4.Admittedly, as per the records, there is no encumbrance in the said properties. There is no registered sale agreement, mortgage deed, lease deed or any other registered agreements to encumber the said properties to prevent their registration. It is also not in dispute that the petitioner had title over the subject properties. On receipt of the objections from the respondents 9 to 13, alleging that they had lent huge money to the vendor, viz., the 17th and 18th respondents herein, and that they were holders of agreement for sale, this Court impleaded the respondents 14 and 15 herein to ascertain whether the



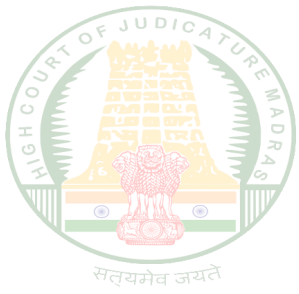
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respondents 9 to 13 had paid huge amounts, that too by way of cash, to the respondents 17 and 18.

5.The learned counsel appearing for the respondents 9 to 13 submitted that they have withdrawn their complaint and they have no objection to register the documents and release the same in favour of the petitioner herein in respect of the subject properties. In fact, one of the persons has filed a suit as against the respondents 17 and 18 for recovery of money, which is pending.

6.The learned Additional Advocate General appearing for the respondents 1 to 5 and 16 submitted that the documents were pending only because of the objections raised by the respondents 9 to 13. That apart, in view of the order passed by this Court in W.P.No.2758 of 2023, they were not able to release the pending documents. He further submitted that they have absolutely no objection to registering the documents, since the title is clear and stands in the name of the vendors viz., the respondents 17 and 18 herein, and therefore, the documents can be registered and released in favour of the petitioner. Pursuant to the interim order passed by this Court dated 26.09.2023, the Station



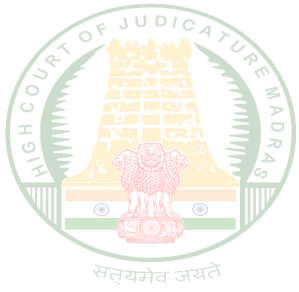
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House Officer, B2-Kalapet Police Station, Puducherry, has also registered a case in FIR No.112 of 2023 on the complaint lodged by the respondents 17 and 18 as against the obstructors, viz., the respondents 9 to 13 herein, and the investigation is pending.

7.Insofar the allegations that the respondents 9 to 13 forged the signatures of the respondents 17 and 18 and fabricated the agreement for sale and filed a suit are concerned, the dispute pertains only to criminal liability and not to the title over the property. As far as the title is concerned, there is no dispute and there are absolutely no objections from the respondents 9 to 13 herein. Therefore, there is absolutely no impediment for the Registering Authority to register the documents and release the same in favour of the petitioner in respect of the subject property.

8.In view of the above, the Station House Officer, B-2 Kalapet Police Station, Puducherry, is directed to complete the investigation in Crime No.112 of 2023 and file a final report within a period of twelve weeks from the date of receipt of a copy of this order. The fifth respondent is directed to



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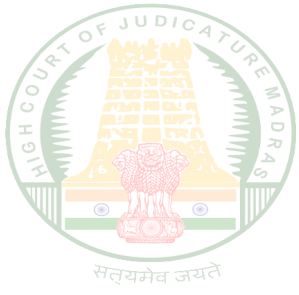
register the documents which are now kept pending as Pending Document Nos.

P22 and P23 of 2023 dated 26.06.2023 and P25 of 2023 dated 28.06.2023 forthwith and release the same in favour of the petitioner in respect of the subject properties. Insofar as the disciplinary proceedings are concerned, the fourth respondent is directed to conduct an enquiry as against the respondents 5 to 8 in respect of keeping documents pending, whether on receipt of objections or any other reasons, and complete the same within a period of twelve weeks from the date of receipt of a copy of this order.

9. With the above directions, this Writ Petition stands allowed. Consequently, connected miscellaneous petitions are closed. There shall be no order as to costs.

10. In view of the order passed in W.P.No.25723 of 2023, the Contempt Petition is closed.

11. Post the matter on 26.11.2025 “for reporting compliance”, with regards to release of documents after registration to the petitioners.



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24.11.2025

Internet: Yes

Index : Yes/No

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Note : Issue order copy today i.e. on 24.11.2025

To

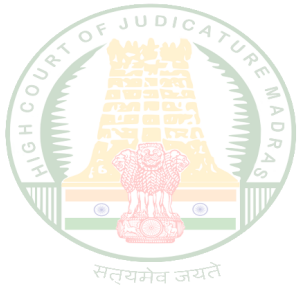
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Raja Annamalai Puram,
Chennai-600 028.

3.The Director General of Police,
Vigilance and Anti Corruption Police,
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4.The District Registrar,
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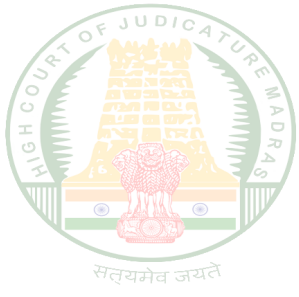
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7.The Special Director,
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8.The Inspector of Police,
B-2, Kalapet Police Station,
Puducherry.

9.The Public Prosecutor,
High Court, Madras.



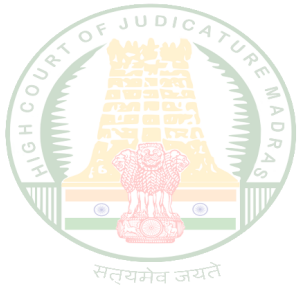
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