



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 16-03-2026

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THE HONOURABLE MR JUSTICE ABDUL QUDDHOSE

WP No. 9249 of 2026

AND

WMP NO. 9959 OF 2026, WMP NO. 9976 OF 2026

1. Balasubramanian

Petitioner(s)

Vs

1. The Deputy Inspector General of
Registration
Chennai Zone, Chennai

2. The District Registrar
(Administration)
North Chennai, Chennai 104

3. The Sub Registrar,
Sembium, Chennai 11

4. The District Collector
Chennai District, Chennai 01

Respondent(s)

PRAYER

Calling for the records pertaining to the impugned order in No. 4315 / E1/ 2021 dated 02.12.2021 passed by the 1st respondent and the consequential order passed by the 3rd respondent in Na.Ka. no 267/ 2022 dated 08.06.2022 and quash the same and further direct the respondent herein to remove the reference made in the encumbrance certificate of the petitioners house property situated in Survey No. 245 part, 252 Part, T No 2/7 part, Block No 33, Old No. 3/1, new no 7/1 Raja Thottam Peravallur, Chennai 82

For Petitioner(s): M/s.Ramyakumari

For Respondent(s): Mr.U.Baranidharan,SGP For
Respondent



ORDER

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This Writ Petition has been filed, challenging the impugned order dated 02.12.2021 passed by the first respondent and the consequential order dated 08.06.2022 passed by the third respondent, calling upon the petitioner to pay additional stamp duty based on an audit report for the property morefully described in the prayer to this writ petition for the sale deed registered by the petitioner.

2. The petitioner has challenged the impugned orders on the ground of violation of the principles of natural justice and on the ground that they are non-speaking orders.

3. Admittedly, the petitioner had obtained release of the registered sale deed presented by him for registration from the respondents. However, subsequently, the respondents, based on an audit report, have claimed additional stamp duty from the petitioner, which is the subject matter of challenge under the impugned orders. As seen from the impugned orders, no opportunity of hearing was granted to the petitioner by the respondents before calling upon him to pay the additional stamp duty. The petitioner has categorically contended before this Court that he is not liable to pay any additional stamp duty.

4. Being orders passed without hearing the petitioner, which is in violation of the principles of natural justice, and the orders being a non-



speaking one, with regard to the contentions raised by the petitioner, this Court is of the considered view that the impugned orders has to be quashed and the matter has to be remanded back to the first respondent for fresh consideration on merits and in accordance with law within a time frame to be fixed by this Court.

5. Accordingly, this writ petition is disposed of with the following directions:

a) The impugned orders dated 02.12.2021 and 08.06.2022 are quashed and the matter is remanded back to the first respondent for fresh consideration on merits and in accordance with law;

b) The petitioner shall submit a detailed explanation to the first respondent within a period of two weeks from the date of receipt of a copy of this order as to why he is not liable to pay additional stamp duty;

c) On receipt of the said written explanation from the petitioner within the stipulated time, the first respondent shall give due consideration to the same as well as to the supporting documents produced by the petitioner and pass a final speaking order within a period of four weeks thereafter;

d) If the petitioner fails to submit the written explanation within the stipulated period of two weeks from the date of receipt of a copy of this order,



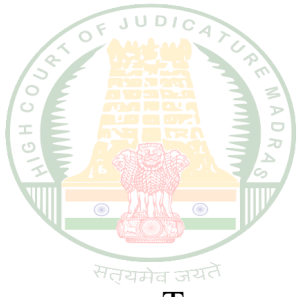
the demand made by the respondents under the impugned orders shall stand confirmed.

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No costs. Consequently, connected miscellaneous petitions are closed.

16-03-2026

Index: Yes/No
Speaking/Non-speaking order
Internet: Yes
Neutral Citation: Yes/No
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To
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ABDUL QUDDHOSE J.

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