

आदेश का क्रम संख्या और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कारवाई के बारे में टिप्पणी, तारीख के साथ
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IN THE COURT OF THE DEPUTY COMMISSIONER, RANCHI

S.A.R. Appeal No.-249 R 15/2014-15

State - Appellant

Vs

Parmanand Kumar & Others - Respondents

ORDER

14  
29.8.16

This appeal has been suo-motto preferred by the State against the order passed in SAR Case No.-14/12-13 by the Sri Matiyas Vijay Toppo, the then Learned Special Officer, Schedule Area Regulation, Ranchi, wherein the Learned Special Officer, Ranchi vide its order dated 30.07.2013 validated the transfer with respect of land appertaining to Khata No.-19, Plot No.-69 & 70, measuring an area of 32 Katha of Village Morhabadi, P.S. Bariatu, District Ranchi in favour of the present respondents namely (1) Parmanand Kumar Son of Late Kailash Singh, (2) Uma Devi Wife of Ishwari Prasad Mehta, (3) Kavilash Devi Wife of Dhaneshwar Prasad Mehta, (4) Savitri Devi Wife of Naresh Sahu, (5) Chandrika Saw Son of Tejnarayan Saw, (6) Parwati Devi Wife of Shyamdeo Prasad Mehta, (7) Prema Devi Wife of Rajendra Sahu, (8) Punam Kumari Wife of Sanjay Kumar and (9) Yashwant Kumar Singh Son of Bareshwar Prasad Singh All Resident of Village Morhabadi, P.S. Bariatu, District Ranchi upon payment of compensation at the rate of Rs. 1,60,000/- Per Decimals.

The facts giving rise to present appeal in nutshell is that,

*g. B. Mahi*

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present performa respondents namely (1) Sukra Munda Son of Gote Munda, Resident of Village Morhabadi, P.S. Bariatu, District Ranchi being the legal heirs and successors of the recorded tenant preferred an application U/s 71A of the CNT Act for restoration of land under Khata No.-19, Plot No.-69 & 70, measuring an area of 32 Katha of Village Morhabadi, P.S. Bariatu, District Ranchi against the present respondent, which was registered as impugned Case bearing SAR Case No.- 14/12-13, wherein and whereunder the Learned Special officer, Ranchi vide impugned order validated transfer of land measuring an area of 4 Katha, 2 Katha 4 Chattak, 5 Katha 8 Chattak, 2 Katha, 6 Katha, 3 Katha, 2 Katha, 4 Katha 4 Chattak and 3 katha under Khata No.-19, Plot No.-69 & 70 of Village Morhabadi, P.S. Bariatu, District Ranchi in favour of the aforesaid respondent no.-1 to 9 upon payment of compensation at the rate of Rs. 1,60,000/- Per Decimals

Recently, upon enquiry conducted by the team experts certain irregularities were detected in the impugned proceeding and since the State Government is the custodian of the property belonging to member of Schedule tribe, hence directions were issued to file this instant appeal.

According to the Learned Government Pleader, appearing on behalf of the State, it has been claimed by the opp. Parties/ respondent that, applicant has himself admitted in the application as well as in his deposition that, the land in question has been

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	<p align="center">-:3:-</p> <p>transferred in favour of the ancestor of the respondent before the year 1969 and since then there exists substantial structure over the land in question, but the Learned Courts below failed to consider that, according to the Bihar Schedule Area Regulation, 1969, the legislation has empowered the authority to ignore the admission made by the member of Schedule tribe unless corroborated through cogent evidence, and in case at hand, the Learned Special Officer, without corroborating the admission made by the member of Schedule tribe in the application and deposition with cogent evidence, has believed that the land in question was transferred before the year 1969 through Sada Sale Deed and there exist substantial structure before promulgation of the Regulation of 1969 and moreover, on perusal of record, it would be apparent that, the respondents have also failed to bring any cogent evidence regarding the valid procurement of the land in question and/or erection of substantial structure before the year 1969.</p> <p>Further it is averred that, it is crystal clear from the enquiry report and photographs submitted by the team of experts that, the land in question is lying vacant within the boundary wall which has been erected 8-10 years ago and no substantial structure exists over the land in question. Hence on the basis of aforementioned report and photographs, it can safely be inferred that, the Courts below has illegally validated the transfer in favour</p>	

*g. Mahi*

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of the respondent on the pretext that substantial structure has been erected prior to promulgation of Schedule Area Regulation.

Further, it is contended that, the oral sale upon which the Learned Courts below has relied upon has got no legal sanctity, as according to Section 46 of the CNT Act, no land belonging to member of Schedule tribe can be transferred to a person belonging to member of non-schedule tribe and also according to Indian Registration Act, the oral sale has got no legal sanctity and the land in question has been transferred in violation of the provisions of CNT Act.

It is further averred that, on the basis of aforesaid, it can safely be inferred that, the impugned order is an outcome of fraud and misrepresentation and, in this context, according to the verdict laid by our Hon'ble High Court - reported in BLJR 1970 (1) 216, that, - "It is settled proposition of law that a judgement or decree obtained by playing fraud on the court is a nullity and non est in the eyes of law, such judgement/decree - by the first court or by the high court - has to be treated as a nullity by every court, whether superior or inferior. It can be challenged in any court even in collateral proceedings."

On the other hand according to the learned Advocate appearing on behalf of the respondent, the instant appeal is not maintainable, as the appellant has no locus standi to prefer this appeal. The SAR Officer has passed the impugned order on behalf

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आदेश पर की  
कारवाई को वारे  
टिप्पणी, तारीख के

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of the Deputy Commissioner, therefore this court has no jurisdiction to entertain the instant appeal.

Further, it is averred that, the respondent has not committed any fraud or cheating with the petitioner of the impugned proceeding and they are in possession over the land in question since time immemorial i.e. prior of the statutory period prescribed under the Act. There are so many judicial pronouncements of our own Hon'ble High Court as well as Hon'ble Apex Court that once trial court has passed any order and the order has complied with in time, the same is not challengeable by any person in any manner, what so ever. The respondent are in possession of the land in question and have substantial structure over the same since 50-60 years ago and have no other house or land in the city for their accommodation.

Further, it is averred that, in compliance of the order passed by the learned courts below, a huge amount through Bank draft has been paid to the performa respondent.

Having regard to the discussions made hereinabove, I find that, the impugned order has been passed in haste without following the proper procedure laid U/s 71 A of the CNT Act. It is settled law that, according to Provision II of Section 71A of the CNT Act, where the Deputy Commissioner is satisfied that the transferee has constructed a substantial structure before coming in force of Bihar Schedule Area 1969, he may notwithstanding

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any other provision of the Act, validate such transfer either upon payment of adequate compensation determined by the Commissioner for rehabilitation or making available to the Scheduled tribe an alternate holding or portion thereof of the equivalent value in the vicinity, but in case at hand, the Learned Special Officer without corroborating the admission made by the member of Schedule tribe through cogent evidence has relied that the land in question has been transferred before the year 1969 and there exists substantial structure upon the land in question before promulgation of the Schedule Area Regulation, 1969. Moreover the sada sale deed upon which the respondent has based their claim has got no evidentiary value in the eyes of law and since the respondent has failed to bring on record any cogent evidence which could prove that substantial structure has been erected prior to promulgation of Schedule Area Regulation, hence the respondent is not entitled get relief envisaged under Proviso II of Section 71A of the CNT Act and furthermore, upon enquiry made by the teams of experts, it appears that the construction made upon the portion of land in question is not prior of the year 1969 and the land in question is lying vacant within the boundary wall which has been erected 8-10 years ago and no substantial structure exists over the land in question.

All the above fact goes to fortify that, neither the land in question has been transferred before the promulgation of

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Schedule Area Regulation, 1969 nor there existed any substantial structure over the land in question prior to the year 1969, hence, it can safely be inferred that, the impugned order is bad, irregular and was obtained by fraud and mis-representation and is nonest in the eyes of law.

For these reasons, after condoning the delay, this appeal is allowed and the impugned order passed by the Learned Courts below is hereby set-aside and the authority below is directed to restore the possession of the land in question in favour of the present performa respondent.

Communicate this order to the Learned Special Officer, Schedule Area Regulation, Ranchi for information and necessary action. Order could not be passed earlier due to other pressing engagement is various assignments.

Dictated & Corrected

Deputy Commissioner  
Ranchi

Deputy Commissioner  
Ranchi

Memono 2477 (II) dated 14.9.16  
copy forwarded to S.A.B officer  
with S.A.B case no 14112-13  
(Lakra Mundars permonad kr. and  
others) for information and  
necessary action.

by collector GIK  
2.9.16 Legal section  
Ranchi.

OLC