

केस का सं० और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कार्रवाई के बारे में टिप्पणी, तारीख के साथ
1	2	3

IN THE COURT OF THE DEPUTY COMMISSIONER, RANCHI

Fraudulent Registration Case No.-11 of 2017-18

Rohit Fogla Son of Ratan Fogla  
R/o Paras Bhawan, P.S Sukhdeonagar,  
District Ranchi ..... Complainant

-Versus-

1- Amit Gope  
2- Rahul Gope  
Both Sons of Sri Satyendra Gope  
R/o Village Hehal, Itki Road, Ranchi  
3- Karan Singh Son of Sri Mahesh Singh  
R/o Upper Bazar, Central Street, Ranchi ..... Opp. Parties

ORDER

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1.2.22 Present proceeding U/s 82 & 83 of the Indian Registration Act has been initiated on the basis of enquiry report submitted by the District Sub- Registrar, Ranchi vide Memo No.-627 dated 21.07.2017 , wherein and whereunder the District Sub-Registrar, Ranchi has recommended for annulling the Sale Deed No.-705/583 dated 15.02.2017 fraudulently executed by the Opp. Party No.-1 to 2 as vendors in favour of Opp. Party Nos. 3 with respect of land under Khata No.-03, Plot No.-398 area 15 Decimals of Village Hehal, P.S. Sukhdeonagar, District Ranchi.

Inspite of notice no one appeared on behalf of the Opp. Parties to argue in the instant case, hence after hearing the complainant, the instant case was fixed for passing final order.

According to the complainant, admittedly the land in question under Khata No.-3, Plot No.-398 stands recorded in the R.S. Record of Right as Kaimi in the name of Kurchu Ahir Son of Chamru Ahir. The aforesaid recorded tenant Kurchu Ahir during his life time transferred the aforementioned land in favour of Smt Devi Kunwari Wife of Jagdish Sahu, Shamdeyi Devi @ Smt Dev Kunwari through a registered deed of sale bearing Sale Deed No.-2845 dated 28.05.1955 and later on the said registered deed

*[Handwritten Signature]*

RANCHI DISTRICT BAR



ASSOCIATION, RANCHI

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of sale was also confirmed by the heirs of Kurchu Ahir vide compromise decree passed in T.S. No.-242 of 1969 dated 21.09.1972 passed by the Learned Munsif, Ranchi and also the aforesaid Smt Devi Kunwari and Shamdeyi Devi got her name mutated in the Office of Circle Officer, Sadar, Ranchi vide Mutation Case No.-535 R 27/1971-72.

Further according to the complainant, in final decree prepared in Partition Suit No.-96/1964, the land in question was exclusively allocated in the share of Smt Shamdeyi Devi @ Smt Shyam Devi and accordingly she came in exclusive possession over the land in question and got her name mutated paid rent with respect of the same to the State. The aforesaid Shamdeyi Devi @ Shyam Devi died leaving behind her husband and five sons and five daughters and as per family arrangement among all the legal heirs of the aforesaid Shyamdeyi Devi @ Shyam Devi, land in question measuring an area of 2.05 Acres appertaining to Khata No.-3, Plot No.-398 was exclusively allocated to (1) Yadulal Gupta @ Yadulal Sahu, (2) Anuradha Devi, (3) Satyabhama Swarnkar, (4) Purnima Gupta, (5) Prerna Gupta, (6) Anita Gupta All Daughters of said Yadulal Gupta and Late Shyamdeyi Devi and the aforesaid legal heirs and successors of Late Shyamdeyi Devi @ Shyam Devi transferred the aforesaid 2.05 Acres in favour of petitioner's company M/s Prayag Devcon LLP Partnership firm respectively through a registered deeds of sale bearing Sale Deed No.-13423/11541 dated 21.05.2011, Sale Deed No.-29793/25449 dated 26.11.2011 and Sale Deed No.-15194/13473 dated 24.09.2012 and also the petitioner's company got its name mutated with respect of aforementioned 2.05 Acres of land under Khata No.-3, Plot No.-398 of Village Hehal in the Office of Circle Officer Sadar, Ranchi respectively vide Mutation Case No.-4943 R 27/2011-12, 7536 R 27/2011-12 and 3161 R 27/2012-13 and started paying rent with respect of the same to the State thereafter.

Further according to the Complainant the recorded tenant Kruchu Ahir and/or his legal heirs and successors have already transferred the remaining land to different persons and their separate jamabandi has also been created in their name, but inspite of the aforesaid fact, the Opp. Party No.-1 & 2,

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RANCHI DISTRICT BAR



ASSOCIATION, RANCHI

Signature of Authorized Persons

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fraudulently executed a registered deed of sale bearing Sale Deed No.-705/583 dated 15.02.2017 with respect of the land under Khata No.-03, Plot No.-398 area 15 Decimals of Village Hehal, P.S. Sukhdeonagar, District Ranchi in favour of Opp. Party No.-3 by enclosing false and fabricated rent receipts no.-1469199278 before the District Sub-Registrar, Ranchi, as upon enquiry made by the Learned District Sub-Registrar, Ranchi, it was online revealed that in the same number of rent receipt actually another land are mentioned in the online rent receipt and plot no. and area on both the rent receipt are quite different as in previous rent receipt enclosed by the Opp. Party along with aforesaid fraudulent deed are mentioned as plots no. 261, 398, 164 and 001 measuring 53 decimals, whereas on online verification it was found that in the same no. of receipt plot no.-164, 261, 398 area 2.65 acres were mentioned.

Having regard to the facts and circumstances mentioned above and on perusal of material available record, I find from the report submitted by the District Sub-Registrar, Ranchi that, the Opp. Party No.-1 & 2 by playing fraud and enclosing a forged and fabricated rent receipt no.-1469199278 with respect of the land in question forming the subject matter of the instant case has executed the sale deed in question in favour of Opp. Party No.-3, hence let the aforesaid sale deed bearing Sale Deed No.-705/583 dated 15.02.2017 be annulled and the District Sub-Registrar, Ranchi is directed to lodged FIR against the delinquents and enter the aforesaid direction issued vide the instant order in Index II as provided in circular issued by the Dept of revenue, Registration and Land reforms, Government of Jharkhand vide Momo No-930 dated-21.09.2016

Communicate this order to District Sub-Registrar, Ranchi for information and needful.

Dictated and corrected by me

*Ray 1/2/20*  
Deputy Commissioner  
Ranchi

*Ray 1/2/20*  
Deputy Commissioner  
Ranchi

*order communicated  
to Dist. Sub-Registrar  
Ranchi for information  
and necessary action  
vide Memo no-  
302(u) dt/6.3.20  
6-3-20*

RANCHI DISTRICT BAR



ASSOCIATION, RANCHI

Signatures of Authorized Persons