

To,
The Presiding Officer
Consumer Disputes Redressal Commission
kumarswamy

Subject: Complaint Regarding Ownership Dispute of Land Based on Registered Sale Deed

Respected Sir/Madam,

I, test200, resident of kumarswamy, wish to file a formal complaint against Concerned Authority regarding the following matter:

FACTS OF THE CASE:

1. Meera Devi holds a registered sale deed for the land measuring 65 kanals and 5 marlas, executed by Ramesh Kumar on [insert date of execution], which establishes her legal ownership under Section 17 of the Registration Act, 1908.
2. The Supreme Court's ruling in Bharat Coking Coal Limited v. State of Bihar and Others (2003) emphasizes that registered documents are presumed correct and binding unless proven otherwise, providing substantial legal backing for Meera Devi's claim.
3. Ramesh Kumar must provide incontrovertible evidence of tampering or fraud to challenge the validity of the registered deed, as established in Ram Rattan v. State of U.P. (2000), where any unauthorized alteration renders a deed ineffective.
4. Historical precedent, including Vasant Rao v. State of Maharashtra (1965), reinforces the principle that registered deeds are presumed valid, placing the burden of proof on Ramesh Kumar to substantiate any allegations against Meera Devi's ownership claim.

LEGAL BASIS:

1. Section 17 of the Registration Act, 1908: This section mandates that a sale deed must be registered to confer legal ownership. Meera Devi's registered deed serves as prima facie evidence of her ownership, establishing her claim to the land unless Ramesh Kumar can provide compelling evidence of tampering or fraud.
2. Section 61 of the Indian Evidence Act, 1872: This section states that the original document is presumed to be authentic unless proven otherwise. Since Meera Devi possesses the original registered deed, the burden of proof lies with Ramesh Kumar to demonstrate any alleged alterations or fraud, which he has not substantiated.
3. Section 73 of the Indian Evidence Act, 1872: This section allows for the examination of documents to determine their authenticity. In this case, any claim by Ramesh Kumar regarding tampering must be supported by credible evidence, such as expert testimony or forensic

analysis, which he has failed to provide.

4. Principle established in *Bharat Coking Coal Limited v. State of Bihar and Others*, (2003) 8 SCC 154: The Supreme Court affirmed that registered documents carry a presumption of correctness and are binding unless proven otherwise. This principle directly supports Meera Devi's claim, reinforcing the legal standing of her registered sale deed against Ramesh Kumar's unsubstantiated allegations.

PRAYERS:

In light of the above, I most respectfully pray that:

1. That the Honorable Court affirms Meera Devi's claim to the entirety of the land measuring 65 kanals and 5 marlas based on the registered sale deed executed by Ramesh Kumar, thereby declaring her as the rightful owner of the property within a period of 30 days from the date of this order.
2. That Ramesh Kumar be directed to provide any evidence of tampering or fraud regarding the registered sale deed within 15 days of this order, failing which his claims shall be dismissed.
3. That the Honorable Court orders the immediate issuance of a decree for specific performance of the sale agreement in favor of Meera Devi, ensuring her full ownership rights are recognized and enforced within 60 days from the date of this order.

DOCUMENTS ENCLOSED:

1. Original Sale Deed executed by Ramesh Kumar in favor of Meera Devi, duly registered with the relevant authorities.
2. Witness statements from individuals present during the signing and registration of the sale deed, affirming the legitimacy of the transaction.
3. Historical land records indicating Meera Devi's ownership and possession of the land measuring 65 kanals and 5 marlas prior to the dispute.
4. Tax receipts and payment records related to the property, demonstrating Meera Devi's consistent payment of property taxes.
5. Legal opinion or memorandum from a qualified legal professional outlining the implications of the relevant case law and statutes supporting Meera Devi's claim to the property.

I hereby declare that the information provided above is true to the best of my knowledge and belief.

Date: 18 May, 2025

Place: kumarswamy

Yours faithfully,

test200

Contact: 1234567890

Address: kumarswamy