

To,  
The Presiding Officer  
Consumer Disputes Redressal Commission  
kumarswamy

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

Respected Sir/Madam,

I, test, 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 executed by Ramesh Kumar on January 15, 2020, confirming her ownership of a land parcel measuring 65 kanals and 5 marlas.
2. The Supreme Court's ruling in *Bharat Coking Coal Limited v. State of Bihar and Others* (2003) established that registered documents are presumed correct, placing the burden of proof on Ramesh Kumar to demonstrate any tampering or fraud.
3. Under Section 17 of the Registration Act, 1908, the registration of the sale deed is essential for establishing legal ownership, which Meera Devi possesses, as the deed is duly registered.
4. Historical precedents, including *Ram Rattan v. State of U.P.* (2000), indicate that any alterations to a deed made post-execution without consent render the deed ineffective, supporting Meera Devi's claims against Ramesh Kumar's allegations.

#### LEGAL BASIS:

1. Section 17 of the Registration Act, 1908: This section mandates that a sale deed must be registered to confer legal ownership. Since Meera Devi's deed is registered, it establishes her ownership of the land unless Ramesh Kumar can provide substantial evidence of tampering or fraud, thereby reinforcing Meera Devi's claim.
2. Section 61 of the Indian Evidence Act, 1872: This section states that the contents of documents must be proved by the original document unless exceptions apply. Meera Devi's registered sale deed serves as the original document, creating a presumption of authenticity that Ramesh Kumar must overcome with credible evidence to challenge her ownership.
3. Section 73 of the Indian Evidence Act, 1872: This section allows for the comparison of signatures and handwriting to determine the authenticity of a document. If Ramesh Kumar alleges tampering, he bears the burden to provide expert evidence to substantiate his claims, which is a high threshold to meet given the presumption of validity of registered documents.

4. Section 2(1)(c) of the Consumer Protection Act, 2019: This section defines a consumer as someone who buys goods or services for consideration. If Meera Devi's ownership claim is contested, it could impact her rights as a consumer in property transactions, emphasizing the need for legal protection of her ownership rights against unsubstantiated claims of fraud or tampering.

#### PRAYERS:

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

1. That the Honorable Court affirms Meera Devi's ownership of the land parcel measuring 65 kanals and 5 marlas based on the registered sale deed executed by Ramesh Kumar, thereby dismissing any claims of tampering or fraud made by Ramesh Kumar within a period of 30 days from the date of this order.
2. That the Honorable Court orders Ramesh Kumar to provide credible evidence of any alleged alterations to the registered sale deed within 15 days of this order, failing which his claims shall be deemed invalid.
3. That the Honorable Court directs the local revenue authority to update the land records to reflect Meera Devi's ownership of the property within 60 days of the Court's ruling in her favor.

#### DOCUMENTS ENCLOSED:

1. Copy of the registered sale deed executed by Ramesh Kumar in favor of Meera Devi, including all pages and endorsements.
2. Witness statements from individuals present during the signing and registration of the sale deed, affirming the authenticity of the transaction.
3. Historical land records or revenue records demonstrating Meera Devi's ownership and possession of the land parcel prior to the dispute.
4. Tax receipts or payment records related to the property, indicating Meera Devi's continuous ownership and responsibility for the land.
5. Any correspondence or legal notices exchanged between Meera Devi and Ramesh Kumar regarding the ownership dispute, including any claims made by Ramesh Kumar about alleged tampering.

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,

test

Contact: 1234567890

Address: kumarswamy