

IN THE HIGH COURT OF JHARKHAND AT RANCHI
W.P.(C) No. 2183 of 2026

Dilip Sahu, S/o Late Krishna Sahu, aged about 54 years, R/o Village-Lodhma, Karra, PO-Lodhma, PS-Khunti, Dist-Khunti, Jharkhand-835210.
... ... Petitioner(s)

Versus

1. State of Jharkhand through Principal Secretary, Department of Revenue, Registration & Land Reforms Project Bhavan, Dhurwa, Dist-Ranchi.
2. The Deputy Commissioner, Dist-Khunti, Jharkhand.
3. Circle Officer, Khunti, Kara, PS + PS-Khunti, Jharkhand.
4. Officer Incharge, Kara, PS+PO-Khunti, Jharkhand.
5. Om Prakash Sahu, S/o not known, age -not known, PS + PO-Khunti, Jharkhand.
6. Sandeep Sahu, S/o not known, age -not known, PS + PO-Khunti, Jharkhand.
7. Randeep Sahu, S/o not known, age -not known, PS + PO-Khunti, Jharkhand.
8. Murari Sahu, S/o not known, age -not known, PS + PO-Khunti, Jharkhand.
... ... Respondent(s)

CORAM : SRI ANANDA SEN, J.

For the Petitioner(s) : Mr. Navneet Toppo, Advocate
For the Respondent(s) : Mr. Prashant Kr. Raj, Advocate

02/ 06th April, 2026

1. Heard the parties.
2. The petitioner, in this writ petition, has prayed for the following reliefs:-

"a). For the issuance of an appropriate writ, order(s), or direction(s) in the nature of Mandamus, directing the concerned authority to consider the legal representation dated 27/09/2024 (Annexure-5), sent through Speed Post; whereby and whereunder the said representation pertains to the petitioner's ancestral property, which is being unlawfully sold by unidentified miscreants without a legal family partition of the land by representing themselves original khatiyani raiyat, thereby rendering the transaction illegal and fraudulent.

AND/OR

b) For any other relief or reliefs for which the petitioner is legally entitled in the facts and circumstances of the case for doing equitable and conscionable justice to the petitioner.

3. During the course of argument, it has been submitted by the learned counsel for the petitioner that the private

respondents of this petition i.e., respondent Nos.5, 6, 7 & 8 are selling the land of the petitioner. He prays that the respondents may be directed not to register the sale-deed and injunct the private respondents from entering into any transaction.

4. Considering the submission of the petitioner, I find that the case relates to declaration of right, title and interest of the property. It is the clear mandate of law that a person cannot transfer title, if he doesn't have the same. If the respondents do not have any title over the property, their execution of the sale-deed is a nothing but a mere paper transaction.

5. The petitioner is claiming title over the property in question and in fact he is challenging the sale of the land which he claims to be his. Thus, in this case, according to this Court, the sale deed and the entire transaction has to be challenged by the petitioner. The same cannot be considered in an application under Article 226 of the Constitution.

6. The petitioner is at liberty to institute a suit before the appropriate Civil Court, challenging the sale-deeds along with the transactions.

7. With the aforesaid observations, this writ petition stands **disposed of**.

(ANANDA SEN, J.)