

ITEM NO.105

COURT NO.13

SECTION III-A

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

Civil Appeal No(s). 6640/2013

VIKAS JAIN

Appellant(s)

VERSUS

STATE OF U.P. & ORS.

Respondent(s)

Date : 16-07-2026 This appeal was called on for hearing today.

CORAM : HON'BLE MR. JUSTICE PRASHANT KUMAR MISHRA
HON'BLE MR. JUSTICE SHREE CHANDRASHEKHAR

For Appellant(s) Mr. Sahil Monga, AOR
Mr. Arjun Tyagi, Adv.

For Respondent(s) Mr. Shaurya Sahay, AOR
Mr. Aman Jaiswal, Adv.
Ms. Sharvi Sharma, Adv.

UPON hearing the counsel the Court made the following
O R D E R

1. The appellant purchased land ad-measuring 669.76 sq. yards for a consideration of Rs.13,40,000/- on 26.03.2009 by paying stamp duty of Rs.1,76,500/- on the date of registration.
2. Subsequently, a purported confidential inspection was carried out on 23.06.2009 reporting to the Collector of Stamp that as on the date of execution of sale deed there was semi finished first class construction covering area of 560 sq. meters, constructed upon the ground floor, first floor and second floor. Therefore, the valuation would be

made on that basis, which has not been made in the subject document (sale-deed).

3. Learned counsel for the appellant submits that on the date of execution of sale deed, appellant had attached a photograph of the vacant site with the appellant standing thereat, and the same is part of the official records in the office of Sub-Registrar, however, this evidence has not been considered by the Collector of Stamp or by the Appellate Authority or the High Court as well.

4. Since, apart from the inspection report there is no evidence as to whether there was any semi constructed structure standing on the land on the date of execution of the sale deed, we deem it appropriate to verify it from the original records.

5. Let copy of sale deed along with all documents annexed therewith, be produced by learned State Counsel within two weeks from today.

6. List the matter on 19.08.2026.

(MINI)
COURT MASTER (SH)

(AKSHAY KUMAR BHORIA)
COURT MASTER (NSH)