Notification

under section 32 of the Haryana Land Revenue Act, 1887(Punjab Act XVII of 1887)
No. 574 dated 22.01.2026

Special Revision of the Record-of-Rights (Jamabandi) under Section 32 of the Haryana Land Revenue Act, 1887.

PREAMBLE & STATEMENT OF REASONS It has come to the notice of the undersigned that a prevalent practice of recording land transactions (sales or mortgages) by co-sharers in joint holdings solely in Column 5 (Cultivation/Khana Kasht) of the Jamabandi, without corresponding updates to Column 4 (Ownership), has created significant anomalies. While Para 7.41(5)(d) of the Haryana Land Record Manual (Manual) mandates keeping a Khewat intact until partitioned for revenue administration, this was never intended to preclude the accurate recording of ownership. As the Record-of-Rights (ROR) is the bedrock of property registration and legal security, its integrity must be maintained. Therefore, in exercise of the powers conferred under Section 32 of the Haryana Land Revenue Act, 1887, I, Ravi Prakash Gupta Commissioner, Hisar Division, hereby direct a Special Revision of the Record-of-Rights for the revenue estates listed in the attached schedule. The following instructions are hereby issued for immediate compliance:

2. OPERATIONAL INSTRUCTIONS

1. All Circle Revenue Officers (CROs) of the [Name] Division are directed to correct the revenue records of the *khewats* within the notified revenue estates where ownership anomalies exist.
2. Before proceeding with any correction, the Record-of-Rights up to the stage of Consolidation must be thoroughly perused to ensure a holistic approach and avoid any unintended legal consequences.
3. All corrections shall be processed through Mutations for Correction as prescribed under Para 7.30 of the Haryana Land Record Manual, read with Section 37 of the Act.
4. Where a transferee (purchaser, etc.) is currently recorded in the *Khana Kasht* (Column 5), a mutation of correction shall be entered to reflect said transferee as a co-sharer in the Ownership column (Column 4) against his/her vendor/ original owner who has sold his land, as the case may be.
    1. The share of the original landowner (vendor) shall be deducted/ eliminated accordingly.
    2. The purchaser shall remain recorded in the cultivation column as "in possession".
    3. Such mutations must only be sanctioned after a formal hearing, as prescribed in Para 7.30 of the Manual (2013).
5. If a purchaser is already recorded as a co-sharer in the cultivation column, that status must be formally brought into the ownership column as per the procedure above.
6. The share transferred to the ownership column shall be strictly limited to the actual ownership share of the original owner. Under no circumstances shall the total shares in a khewat exceed one (1).

1. In cases of multiple transfers (sale, gift, exchange) that exceed the original owner's total share, the "First Come, First Served" principle shall apply; subsequent transfers will only be given effect up to the limit of the actual available share.

7. With immediate effect, no mutation shall be entered or sanctioned in the *Khana Kasht* alone. All future transactions must be recorded directly in the ownership column as a cosharer's share.

8. In cases where the ownership is recorded as 'Panchayat Deh/Land', 'Shamilat Deh', 'Shamilat Patti', 'Jumla Malikan', or 'Mustarka Malikan Deh' or as governed under Punjab Village Common Land Regulation Act or other statute as applicable, no ownership entries shall be made based on *Khana Kasht* alienations under this notification. Such cases must be left for adjudication by a competent Court/Authority.

9. Any proceedings made or orders passed under this notification shall be subject to Appeal, Review, and Revision as detailed in Chapter II of the Haryana Land Revenue Act, 1887.

10. Record of a person presenting any document under Registration Act, 1908 on the basis of such entries as mentioned above and claiming to be owner in khana kasht shall be corrected before registering such document.

11. This work should be accorded TOP PRIORITY.

Commissioner, Hisar Division,
Hisar.

No. 575-586 Dated:- 22 -01-2026

A copy is forwarded to the following for information & necessary action:-

1- The Financial Commisssioner, Revenue & Additional Chief Secretary to Government Haryana, Revenue & Disaster Management Department, Chandigarh.
2- The Director, Land Records Haryana, Panchkula.
3- All the Deputy Commissioners in Hisar Division, Hisar.
4- All the District Revenue Officers in Hisar Division, Hisar.

Superintendent
for Commissioner, Hisar Division,
Hisar.