

From Director Land Record, Haryana
Bays No. 25/26 Sector 4, Panchkula

To All the District Revenue Officers (DROs),
State of Haryana.
Memo No.: DLR/ARO/2026/ 1182- 2103
Panchkula Dated: 02/03/2026

Subject: **Online review meeting regarding Khana-Kast grievances and progress of Digital Crop Survey (DCS) E-Girdawari.**

It is to inform you that an online meeting has been scheduled by the Director Land Records to review critical pending matters. The meeting will be held tomorrow, 03/03/2026, at 4:00 PM via VC (Video Conferencing).

The agenda for the meeting will be strictly confined to the following two items:

- **Khana Kast Grievances:** A comprehensive review of all types of pending grievances, objections, and requisite corrections regarding Khana Kast entries in the land records.
- **Digital Crop Survey (DCS) / E-Girdawari:** Evaluation of the district-wise progress reports, implementation status, and any technical or administrative bottlenecks being faced during the ongoing DCS E-Girdawari exercise.

You are hereby directed to attend the meeting on time. Please ensure you join the video conference fully prepared with your respective district's up-to-date data, finalized progress reports, and specific case details regarding the aforementioned agendas.

Treat this as most urgent.

V. L. Gini
Superintendent

For Director Land Records, Haryana

A Copy is forwarded to the following officers to bring to their kind notice please.

1. SIO for making arrangement for the video conferencing link to District Revenue Officers concerned and indenting department.

ई-मेल के माध्यम से

प्रेषक

उपायुक्त रोहतक।

प्रेषित,

1. तहसीलदार, रोहतक, महम, सांपला, कलानौर।

2. नायब तहसीलदार, लाखनमाजरा।

क्रमांक 1045-49/एस0के0 दिनांक 03/03/2026

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

यादि:

उपरोक्त विषय के संदर्भ में।

विषयाधीन मामलों में माननीय आयुक्त रोहतक मण्डल रोहतक के नोटिफिकेशन दिनांक 27.01.2026 क्रमांक RA/527 Dated 27-01-2026 के अनुसार जारी नोटिफिकेशन में निम्न वर्णित किया गया है:-

“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, 1 Rajiv Rattan, L.A.S. Divisional Commissioner, Rohtak Division, Rohtak 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:-

OPERATIONAL, INSTRUCTIONS

1. All Circle Revenue Officers (CROs) of the Rohtak 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.

- (i) The share of the original landowner (vendor) shall be deducted/eliminated accordingly.
 - (ii) The purchaser shall remain recorded in the cultivation column as "in possession".
 - (iii) 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).
 - (i) 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 co-sharer'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." (प्रति संलग्न)

उक्त नोटिफिकेशन की प्रति आपको पहले ही इस कार्यालय के पत्र क्रमांक 551-58/एस0के0 दिनांक 10.02.2026 के तहत भेजी जा चुकी है। इस संदर्भ में महनीय निदेशक भू-अभिलेख हरियाणा पंचकूला द्वारा आज दिनांक 03.03.2026 को दोपहर 4:00 बजे बैठक ली जानी है। अतः आपको निर्देशित किया जाता है कि आप उक्त नोटिफिकेशन की अनुपालना में आपके द्वारा राजस्व रिकार्ड में की गई कार्यवाही बारे विस्तृत (नाम गांव, खेवट नंबर, खाता नंबर, दुरुस्ती/इंतकाल की संख्या) रिपोर्ट आज दिनांक 03.03.2026 को दोपहर 1:00 बजे तक इस कार्यालय में भिजवाना सुनिश्चित करें व बैठक में भाग लेना सुनिश्चित करें।


कृते: उपायुक्त सहायक।

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Notification

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28-01-26
1887

Under section 32 of the Haryana Land Revenue Act, 1887 (Punjab Act XVI of 1887)

No. RA/ 527

Dated:- 27-01-2026

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 **Rajiv Rattan, I.A.S. Divisional Commissioner, Rohtak Division, Rohtak** 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 **Rohtak 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.
 - (i) The share of the original landowner (vendor) shall be deducted/eliminated accordingly.
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- 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).
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- 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.

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.



Rajiv Rattan, I.A.S
Divisional Commissioner, Rohtak Division,
Rohtak.

Endst No. RA/ 528-32

Dated 27-01-2026

A Copy is forwarded to Deputy Commissioner, Rohtak/Sonipat/Bhiwani/Jhajjar
Ch. Dadri for necessary action.


Superintendent,

for Divisional Commissioner, Rohtak Division,
Rohtak. 