

## CHAPTER IX—LAND RECORDS.

139. (1) A record of rights shall be prepared and maintained in every village and such record shall include the following particulars.—

- (a) the names of tenure-holders ;
- (b) the names of all ryots or tenants ;
- (c) the nature and extent of the respective interests of such persons and the conditions or liabilities, if any, attaching thereto ;
- (d) the assessment of the land and the land revenue, if any, payable by such persons ;
- (e) such other particulars as may be prescribed.

(2) Such other records in addition to the record of rights as may be prescribed shall be prepared and maintained.

(3) An entry in the record of rights shall be presumed to be true until the contrary is proved or a new entry lawfully substituted therefor.

(4) The Dewan may, at any time, correct or cause to be corrected any clerical errors and any errors which the parties interested admit to have been made in the record of rights.

140. (1) Any person acquiring any right or interest in land required by, or under, section 139 to be entered in the record of rights, shall report in writing his acquisition of such right within three months from the date of such acquisition to such official as may be prescribed in this behalf who shall at once give a written acknowledgment for such report to the person making it in a form to be prescribed :

Provided that (1) when the person acquiring the right is a minor or is otherwise disqualified his guardian or other person having charge of his property shall make the report (2) any person acquiring a right by virtue of a registered document or under a decree of a civil suit or a certificate of a revenue court shall be exempted from the obligation to report and the registering officer or court concerned shall give intimation in manner prescribed.

*Explanation :* The rights mentioned above do not include an easement or a charge not amounting to a mortgage. The person in whose favour a mortgage is redeemed or paid off or a lease for a period exceeding three years is created or determined acquires a right within the meaning of this section.

(2) Any person neglecting to make the report required by sub-section (1) within the period prescribed shall be liable, at the discretion of the Dewan, to a penalty not exceeding five rupees which shall be recoverable as an arrear of land revenue.

141. (1) The official to whom a report is made under section 140 shall enter in a register of mutation every acquisition of right of the kind specified under section 139 which is reported to him or otherwise comes to his notice and issue such proclamation and give such notice as may be prescribed.

(2) A revenue officer empowered in this behalf shall, in manner prescribed, hear objections, if any, put forward by persons interested in the mutation and certify the entry in the register of mutations if found correct or after correction.

(3) An entry in the register of mutations certified in manner prescribed by sub-section (2) shall be entered in the record of rights.

(4) A fee not exceeding two rupees, in court-fee stamps, may be charged when a mutation is certified ; no charge shall be made for notices or proclamations or on any accounts other than measurement or demarcation made at the instance of the person concerned.

142. (1) The Civil Courts shall have jurisdiction to decide any dispute to which the State is not a party relating to any right which is recorded in the record of rights.

(2) The entry in the record of rights shall be corrected in accordance with the decree or decision of the Civil court so far as it adjudicates upon any right required to be entered in the record of rights.

(3) Rules may be made for the purpose of giving effect to the provisions of this section.