



HARYANA STATE LAW COMMISSION

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FORTIETH REPORT

Recommendation to amend the Haryana Land Revenue Act, 1887.

Government of Haryana

HARYANA STATE LAW COMMISSION

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Chairperson**

**Mr. Inderjeet Mehta,
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Registrar**

Government of Haryana

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07th July, 2026

Haryana State Law Commission received letter bearing U.O. No.CFMS-1890-R-2-2026 dated 25.03.2026 from the Financial Commissioner Revenue & Additional Chief Secretary Revenue, Government of Haryana, for amendments in the Haryana Land Revenue Act, 1887 (Punjab Act XVII of 1887) as per the attached Draft of proposed Bill i.e. the Haryana Land Revenue Amendment Bill, 2026 and also for comprehensive updation therein.

The Haryana State Law Commission has gone through the Draft of proposed amendment Bill i.e. the Haryana Land Revenue Amendment Bill, 2026. The Law Commission has also gone through the opinions dated 06.03.2026 given by District Attorney Revenue and Deputy Secretary Revenue.

After a meticulous examination of the proposed Bill, the Haryana State Law Commission is of the considered view that the proposed amendments will significantly expedite the disposal of cases pending before various Revenue Authorities. They are also likely to minimize delays and reduce inconvenience to litigants by curbing the unnecessary summoning of non-litigants. Furthermore, the amendments will enhance the authenticity and legal sanctity of digital records and digital signatures, thereby fostering a more efficient, transparent, and citizen-centric system of digitized record-keeping.

Under the existing framework of Section 13, the Appellate Authority is empowered to remand matters to the lower authority for fresh adjudication.

This practice has often led to avoidable delays, multiplicity of proceedings, and undue hardship to litigants. With a view to streamline the process, reduce procedural delays, and enhance overall efficiency, it was considered necessary to amend Section 13. Accordingly, the proposed amendment is both justified and well-founded.

The second amendment to Section 15 of the Haryana Land Revenue Act, 1887 introduces significant reforms concerning the review and correction of orders by Revenue Officers. A new clause (e) has been inserted to expressly bar the filing of review petitions against interim orders, thereby confining the scope of review to final orders alone. This is intended to prevent procedural interruptions and avoid delays during the pendency of proceedings.

Additionally, a new Section 15-A has been incorporated, empowering Revenue Officers to rectify clerical or arithmetical errors in their orders at any time, either *suo motu* or upon an application by any party. The provision further requires that all

concerned parties be duly notified of such corrections, without the imposition of any fee. Taken together, these amendments are aimed to streamline the adjudicatory process by reducing avoidable delays and facilitating the prompt correction of minor errors, thereby promoting greater clarity, efficiency, and administrative effectiveness.

Under the revised Section 16, the existing powers are retained but have been more precisely delineated and subject to greater procedural control. The amendment introduces defined timelines, including a prescribed limitation period for filing revisions and a stipulated time-frame for their disposal, thereby promoting certainty and procedural efficiency. It further mandates that no order adversely affecting the rights of any person shall be varied or set aside without affording such person a reasonable opportunity of being heard, thus reinforcing the principles of natural justice. In sum, the revised provision establishes a more structured, time-bound, transparent, and equitable framework. These changes

are essential for strengthening transparency, ensuring accountability, and enhancing the effective administration of justice within the revenue system.

The amendment, through the omission of sub-section (1) of Section 18, clarifies that a party may ordinarily be represented through a duly authorized counsel or agent, and personal appearance shall not be required unless specifically directed by the authority. This reform facilitates effective representation without mandating physical presence in routine proceedings, thereby making the process more convenient and flexible. It reduces unnecessary travel and saves time, particularly for those unable to appear in person, while preserving the discretion of the authority to require personal attendance where circumstances so warrant.

Under Section 19 of the original Act, a Revenue Officer was empowered to summon any person whose presence was deemed necessary, whether in contested or uncontested mutation proceedings. However, the proposed amendment

provides that in cases of uncontested mutations, personal appearance shall not be required, thereby streamlining the process and eliminating unnecessary procedural requirements.

Section 31 of the Haryana Land Revenue Act, 1887, relating to the record of rights and the documents included therein, did not earlier accord statutory recognition to digital signatures. In view of contemporary technological advancements and the imperative of modernizing revenue administration, it is now considered necessary to confer explicit legal validity on digital signatures. This will ensure that electronic records are accorded full legal sanctity and evidentiary value under law. Accordingly, digital signatures affixed by Revenue Officers on orders, summons, and certificates shall carry the same legal force and effect as traditional ink signatures, thereby eliminating delays associated with manual processing. The insertion of sub-section (3) is, therefore, essential to provide legal recognition to digital signatures for all intents and purposes.

Further, under Section 46, the insertion of a new clause (f) enables the use of Aadhaar numbers, Permanent Account Numbers, or other similar identity documents for authentication of parties within the revenue records database. This will facilitate the systematic collection, verification, and secure maintenance of digital data, including particulars such as name, mobile number, and details of lineage (parents/grandparents) linked to land parcels. This amendment seeks to establish a modern, secure, and accurate land records regime by transitioning from traditional paper-based systems to a digitized framework. It will enhance accessibility of land records for purposes such as obtaining bank loans, pursuing litigation, and carrying out registrations across jurisdictions. In fact, it strengthens the “Single Source of Truth” model for land records. The earlier manual system was susceptible to delays and inaccuracies. Further, the Commission suggests that the Government should prescribe the specific manner of collection and storage of digital information.

Moreover, the amendment aligns with and reinforces national initiatives such as the Digital India Land Records Modernisation Programme (DILRMP).

Under Section 112, the insertion of sub-section (2)(aa) is proposed with the objective of further clarifying and elaborating the scope of sub-section (2)(a), thereby rendering the provision more explicit, precise, and legally unambiguous. In addition, the omission of sub-sections (3) and (4) is proposed to eliminate ambiguity in the statutory framework, as the involvement or interference of tenants in partition proceedings often leads to avoidable delays and unnecessary litigation, notwithstanding the fact that tenants do not possess any proprietary rights in the land beyond their limited leasehold interest.

Further the Commission suggests that a saving clause should be inserted in the proposed Bill to clarify that revision cases called for by the Commissioner prior to the commencement of the 2017 Amendment Act (2025) shall continue to be

governed and disposed of under the provisions of the existing framework, thereby preventing legal uncertainty and ensuring a smooth transition during the shift to the amended regime.

Consequently, the Haryana State Law Commission recommends the amendments in the Haryana Land Revenue Act, 1887 (Punjab Act XVII of 1887) to modernize and streamline revenue procedures, facilitate expeditious disposal of partition proceedings, and reduce wastage of valuable time of litigants and further the changes will further prevent unwarranted summoning of non-litigants and contribute towards a more efficient, transparent, and citizen-centric system of digitized record management. The process of legislative amendment remains continuous in future, however, no additional amendment is considered necessary at this stage. The Law Commission has re-drafted the Haryana Land Revenue (Amendment) Bill, 2026 to be amended by the Haryana State Legislature as follows: -

**The Haryana Land Revenue (Amendment)
Bill, 2026**

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BILL

further to amend the Haryana Land Revenue Act, 1887, in its application to the State of Haryana.

BE it enacted by the Legislative Assembly of the State of Haryana in the Seventy-Seventh year of the Republic of India as follows: -

1. SHORT TITLE AND COMMENCEMENT. -

(1) This Act may be called The Haryana Land Revenue (Amendment) Act, 2026.

(2) It shall come in force from the date of its publication in the Official Gazette.

2. AMENDMENT IN SECTION 13 OF PUNJAB ACT XVII OF 1887. -

In the Haryana Land Revenue Act, 1887 (hereinafter referred to as the Principal Act), in section 13, in the proviso, -

For clause (iii), the following clause shall be substituted, namely: -

"(iii) no order of remand shall be passed by the appellate authority;"

3. AMENDMENT IN SECTION 15(1) OF PUNJAB ACT XVII OF 1887. -

In the Principal Act, after section 15, in subsection (1), in the proviso, -

in clause (d), at the end, for the sign "." the sign and word " ; and" shall be substituted and thereafter, the following clause shall be inserted, namely: -

"(e) no review shall lie against any interim order."

4. INSERTION OF SECTION 15-A OF PUNJAB ACT XVII OF 1887. -

In the Principal Act, after section 15, the following section shall be inserted, namely: -

"15-A Correction of order. -

Correction Clerical or arithmetical error in an

order may, at any time be corrected by the Revenue Officer who passed the order or by his successor either of his own motion or on the application of any party and an intimation of such correction shall be made to the parties free of any charges and also to the concerned Revenue Officer for its implementation."

5. AMENDMENT IN SECTION 16 OF PUNJAB ACT XVII OF 1887. -

In the Principal Act, for section 16, the following section shall be substituted, namely: -

"16. Power to call for examine and revise proceedings of Revenue-Officers. -

(1) The Financial Commissioner, may at any time, on his own motion, or on an application made to him by any aggrieved person within ninety days of the passing of any order, call and examine the record of any case pending before, or disposed of by any Revenue Officer, subordinate to him for the purpose of satisfying himself as to the legality or propriety of such

order or proceedings and may pass such order in relation thereto as he may deem fit.

(2) No revision shall lie against an order in respect of which an appeal is maintainable.

(3) A person aggrieved by any order of which revision has been sought, shall state the illegality and impropriety of the order impugned:

Provided that: -

(i) the Financial Commissioner shall not pass an order reversing or modifying any proceedings or order of a subordinate Revenue Officer and affecting any question of rights between the parties, without giving them an opportunity of being heard;

(ii) the period of limitation for filing a revision petition against issuance of instrument of partition under section 121 with respect to partition of land shall be sixty days from the date of order; and

(iii) such revision shall be decided within one hundred and twenty days from the date the respondent puts in an appearance after notice or is proceeded against ex parte.

(4) Notwithstanding anything contained in this section, the cases called for by the Commissioner under sub-section (1) prior to the commencement of the Punjab Land Revenue (Haryana Amendment) Act, 2017, shall be decided and disposed of by the Revenue Officer as heretofore.

(5) Notwithstanding anything contained in the Punjab Land Revenue (Haryana Amendment) Act, 2017 (Haryana Act no.12 of 2017), the revision applications pending before the Financial Commissioner shall be disposed of by him in accordance with the provisions contained herein."

6. AMENDMENT OF SECTION 18 OF PUNJAB ACT XVII OF 1887. -

In the Principal Act, in section 18, in sub-section (1), -

- (i) In clause (b), at the end, for the sign ":", the sign "." Shall be substituted; and
- (ii) The existing proviso shall be omitted.

7. AMENDMENT OF SECTION 19 OF PUNJAB ACT XVII OF 1887. -

In the Principal Act, in section 19, for sub-section (1), the following sub-section shall be substituted, namely: -

"(1) Except in the cases of uncontested mutations, a Revenue officer may summon any person whose attendance he considers necessary for the purpose of any business before him as a Revenue Officer."

8. AMENDMENT OF SECTION 31 OF PUNJAB ACT XVII OF 1887. -

In the principal Act, in section 31, after sub-section (2), the following sub-section shall be inserted, namely: -

"(3) Digitally signed land records and Revenue Court Orders shall be legally valid for all intents and purposes."

9. AMENDMENT OF SECTION 46 OF PUNJAB ACT XVII OF 1887. -

In the principal Act, in section 46, -

(i) In clause (d), at the end, the word "and" shall be omitted: and

(ii) In clause (e), at the end, for the sign "." the sign and word "; and" shall be substituted, and thereafter, the following clause shall be inserted, namely: -

"(f) prescribing the form and manner enabling use of Aadhaar, Permanent Account Number or similar documents for authentication of identity of parties, for the purpose of authentication of identity of interested parties in the database, for collection and storage of information, in digital form, of the interested parties like name, mobile number, and name of parent

and grandparent on whose name the land parcel exists or may exist."

10. AMENDMENT OF SECTION 112 OF PUNJAB ACT XVII OF 1887. -

In the principal Act, in section 112, -

(i) In sub-section (2), after clause (a), the following clause shall be inserted, namely:-

"(aa) any common path, common water course or such like place, used for common purpose;"; and

(ii) sub-sections (3) and (4) shall be omitted.
