



Chhatrapati Shahu Ji Maharaj  
University, Kanpur

**Answer Script Details**  
**Barcode** 12594638

**Roll No.** 23086004441  
**Total Mark** 54/100.00

**Exam** Bachelor of Law(LAW)  
**Subject** LLB512 - LAND LAW

**Question wise Mark Summary**

**Q.No Mark Q.No Mark Q.No Mark Q.No Mark**

1A 3/4 9 7/15

1B 3/4

1C 3/4

1D 3/4

1E 3/4

1F 2.5/4

1G 2.5/4

1H 2.5/4

1I 2.5/4

1J 2/4

2 7/15

3 6/15

4 0/15

5 0/15

6 0/15

7 7/15

8 0/15

# Chhatrapati Shahu Ji Maharaj University Kanpur, Uttar Pradesh

Date of Exam: 08-01-26 Session: II Room No. 47

Paper Code: 512 Subject: LAND LAW Year/Sem: I

Name of Candidate: JAYA PARIHAR

Roll No. 23086004441

Signature of Candidate: *Jayapurihar*  
Signature of Invigilator: *[Signature]*  
COE Facsimile

## PART-II

MARKS OBTAINED										
Q.	1	2	3	4	5	6	7	8	9	10
(a)										
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Total										
Total Marks in Figures						Max. Marks				
Total Marks in Words										



LLB512

Paper Code

Signature of Evaluator

## PART-III

Course: LLB  
 Session: 2025-26 Year/Semester: I  
 Subject: LAND LAW  
 Paper Code: LLB512  
 Exam Date: 08012026  
 Name of Candidate: JAYA PARIHAR  
 Father's Name: JAY SINGH PARIHAR

परीक्षक केन्द्र का कोड  
College Code: K N D 5  
 A A ● 0 0  
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 C C 2 2 2  
 D D 3 3 3  
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 F F 5 ● 5  
 G G 6 6 6  
 H ● 7 7 7  
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 V

परीक्षा केंद्र का कोड  
Exam Centre Code: K N D 5  
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 H ● 7 7 7  
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 V

परीक्षा का प्रकार  
Type of Exam:  Regular  Ex. Student  
 Private  Back paper Exam  
 ANSWER BOOKLET NO. 12594638  
 Paper Code: LLB512

## PART-IV

परीक्षार्थी अनुक्रमांक संख्या  
Candidate's Roll Number: C S J M A 23000149970  
 23086004441  
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पेपर कोड Paper Code: LLB512  
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 C 2 2 2 2 ● 2 2 2  
 D 3 3 3 3 3 3 3 3  
 E 4 4 4 4 4 4 4 4  
 G 5 5 ● 5 5 5 5  
 2 6 6 6 6 6 6 6  
 6 7 7 7 7 7 7 7  
 8 8 8 8 8 8 8 8  
 9 9 9 9 9 9 9 9

Signature of Candidate: *Jayapurihar*  
 Signature of Invigilator: *[Signature]*  
 केन्द्राध्यक्ष  
 ब्रह्मानन्द कालेज  
 कानपुर  
 C S Facsimile  
 COE Facsimile

नोट : 1. परीक्षार्थी को निर्दिष्ट किया जाता है कि आवरण पन्ने से पृष्ठ भाग पर अंकित सभी निर्देशों को सावधानी पूर्वक पढ़ें।  
 2. कोड में गरी जाने वाली प्रतियोगिता वाली तरफ से शुरू की जायें। 3. पत्रों को काटे या गीले होलपेन से भरा जायें।

### INSTRUCTIONS TO THE CANDIDATE FOR FILLING PART-I

1. Read the instructions carefully given on the answer script and admit card.
2. Write Date of Exam, Shift, Paper Code & Name of Subject Correctly.
3. Write Name & Roll No. Correctly.
4. Write Semester & Branch Correctly.

### INSTRUCTIONS TO THE CANDIDATE FOR FILLING PART-II

1. Use blue or black ball point pen for writing alphabets & numerals in  Boxes.
2. Carefully study the example before you start marking.
3. As shown in the example below blacken the circles completely.



4. Make no Stray marks on this sheet.
5. DO NOT WRITE OR MARK ON THE BAR CODE.

### IN ORDER TO AVOID UFM (UNFAIR MEANS):

1. The Roll No. and Answer Book no. found elsewhere or any other symbol found in the answer book will be treated as unfair means.
2. Any tampering of Bar Code and Booklet no shall be treated as Unfair Means.
3. Do Not bring the materials like slip of paper/mobile/digital diaries/ study material/ revision notes in examination hall. Possession of the mobiles/ digital diaries/ electronic watch and any other electronic gadget except memory less scientific calculator shall be considered as UFM case.
4. Do not keep or paste currency note in answer script it shall be consider as UFM.

### अनुचित साधन से बचने हेतु:

1. उत्तर पुस्तिका के निर्देशित स्थान को छोड़कर अनुक्रमांक एवं उत्तरपुस्तिका का क्रमांक कहीं और न लिखें तथा कोई भी चिह्न न बनायें क्योंकि यह अनुचित साधन प्रयोग की परिधि में आता है।
2. उत्तर पुस्तिका के बारकोड अथवा उत्तर पुस्तिका संख्या पर छेड़ करने पर अनुचित साधन प्रयोग माना जावेगा।
3. परीक्षा कक्ष में निम्न वस्तुएं साथ न लायें, जैसे लिखे हुए कागज के टुकड़े, मोबाइल, डिजिटल कायरी, कोपी, पुस्तक वह सभी वस्तुएं जो अनुचित साधन के अन्तर्गत आती हैं। केंद्रल संबंधित प्रश्नपत्र में ही मेमोरी लेस साइटफिक कैल्कुलेटर ले जाने की अनुमति होगी।
4. उत्तर पुस्तिकाओं में क्लरवे न रखें न ही उत्तर पुस्तिका में चिपकायें। ऐसा करना अनुचित साधन प्रयोग की परिधि में आता है।

### परीक्षार्थी के लिए निर्देश

1. प्रवेश पत्र एवं उत्तर पुस्तिका पर दिये गये निर्देशों को ध्यान से पढ़ें।
2. कवर पृष्ठ के दूसरी तरफ कुछ न लिखें।
3. उत्तर पुस्तिका के पृष्ठों पर दोनों तरफ लिखें।
4. प्रश्न पत्र पर अपने अनुक्रमांक के अतिरिक्त कुछ न लिखें।
5. प्रश्न पत्र कोड एवं प्रश्न पत्र कोड सावधानी पूर्वक लिखें।
6. अपनी स्थिति स्पष्ट लिखें।
7. उत्तर पुस्तिका के पृष्ठों की संख्या देखें। अगर उत्तर पुस्तिका में पृष्ठ (1-24) से कम है या फटे हुए हैं, तो परीक्षा शुरू होने के पूर्व दूसरी उत्तर पुस्तिका ले लें।
8. प्रश्नपत्र को देख, यदि प्रश्नपत्र के विषय कोड, विषय का नाम तथा प्रश्न में कोई त्रुटि है तो उसके परीक्षा शुरू होने के 30 मिनट के अन्दर कक्ष निरीक्षक को तत्काल सूचित करें, उसके बाद विश्वविद्यालय द्वारा कोई कार्यवाही नहीं की जायेगी।
9. प्रश्नों के उत्तर लिखने के लिये पैसिल का प्रयोग न करें।
10. B कोपी या अतिरिक्त प्राक नहीं दिया जायेगा।

### INSTRUCTIONS TO THE CANDIDATE

1. Read the instructions carefully given on the Question Paper, Admit Card & Answer Script.
2. Do not write anything on back side of the cover page.
3. Write on both sides of pages of answer book.
4. Do not write anything on question paper except Roll Number.
5. Write Paper Code & Question Paper Id carefully.
6. CHECK the number of pages (1-32) or any other kind of damage in your answer script, if found than change the answer script immediately before the commencement of examination.
7. CHECK the Question Paper for any kind of discrepancy e.g. Subject Code, Subject Name and Question of the Question Paper during first THIRTY MINUTES of the commencement of the exam, so that it can be corrected in TIME. After that no. corrections shall be entertained by the university.
8. Do not use pencil for answering the question.
9. Write status correctly e.g. those appearing in carry over papers should fill in status as Carry Over. Those appearing as Ex-Students should fill in status as ex.
10. No supplementary answer book & graph paper will be provided.

### INSTRUCTIONS TO THE CANDIDATE FOR FILLING PART-IV

1. Use blue or black ball point pen for writing alphabets & numerals in  Boxes.
2. Use blue or black ball point pen for filling the circles.

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Note - If your Roll No. is of 10 digits. Please leave first three columns.



### Section-B

Ques 2:- Discuss about history and development of land tenure system in U.P. ?

Land tenure system is developed over the years in Uttar Pradesh. Land tenure system in UP can be traced back from Ancient period to post independence, where it ensures:-

- (a) Tenurship rights and security
- (b) Assessment of land revenue.
- (c) ownership rights of tenure holder and succession.

#### (A) Ancient period

- (i) land revenue was paid to King
- (ii) land revenue was taken on 1/6<sup>th</sup> of produce
- (iii) villages used to work as single & self sufficient units.
- (iv) land was passed hereditarily.

#### (B) Medieval period

- (i) Systematic collection of land revenue
- (ii) land revenue was calculated on the basis of assessment
- (iii) land revenue was the source of state's income.



- (iv) Introduction of :-  
(a) Iqta system by Itutmish.  
(b) Zabt System by Akbar

- (v) Federal - landlordship started.  
(iv) land was heavily taxed on basis of personal laws.

(c) British Period

- (i) systematic and codified collection of revenue.  
(ii) India was divided into several revenue collection units.  
(iii) land revenue was high and arrests caused eviction.  
(v) Revenue collection was based on :-

(a) Zamindari system - founded by "Lord Cornwallis" in 1793.

- creation of intermediaries & zamindars.
- Absentee landlordism
- forceful eviction of tenant.
- No security of tenure holders.

(b) Mahalwasi system - Founded by "Holt Mackenzie & Alexander Reed."

- Landlords were appointed in each village - for revenue collection.
- less presence in UP
- creation of several intermediaries.



(C) Ryotwari system - was present in Madras & Bombay.

- Direct dealing and revenue collection by each individual in villages
- High rent but revised in few years.

(D) Post Independence

Passing of several 'reformative land' laws which caused:-

- Security to tenure holders
- Abolishment of Zamindars
- land consolidation programmes
- Surplus land distribution to beneficiaries
- ceiling on land holdings

(E) Recent developments

In recent years, land laws passed focused on:-

- Digitization of land records
- Digital mapping of land
- geo-tagging to ensure no land misuse

\* Passing of reforms like U.P revenue code 2006 helped in - consolidation of land laws at one place, uniformity and stability in land revenue assessment, collection and record keeping.

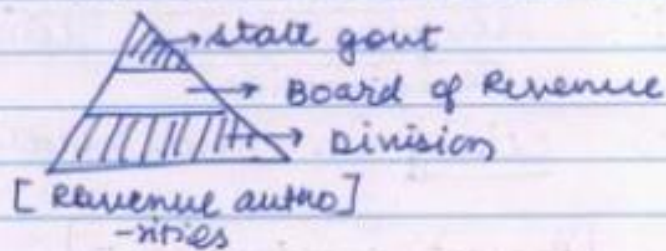


Ques 3:- What do you mean by Board of revenue? Powers & functions of Board of Revenue?

Board of Revenues is the 'highest revenue authority in the state'

Board of revenue is entrusted in 'section-07' of UP Revenue code 2006.

The board of revenue acts vide as the highest authority for revenue matters in the state, above division and below state govt.



The Board of revenue ensures and exercises powers such as appellate, administrative, revisionary in order to protect the tenure holder's right and ensure uniformity in the revenue administration.

\* Powers and functions

(1) Appellate powers + Revisionary

The Board of revenue can



call for records of the cases decided by the lower revenue courts

- (a) Modify or set aside the orders
- (b) Correct the errors and omission in the judgement passed.

### (ii) Supervisory powers

The board of revenue exercises supervisory powers on lower revenue courts, where it can :-

- (a) Allot work to any revenue court
- (b) Issue or give any regulations

### (iii) Appellate powers

The Board of revenue can hear cases which are appealed to it, where the judgement passed is not satisfactory, the aggrieved party can move to the Board of revenue to ensure justice.

### (iv) Issue directions

The Board of revenue can issue directions to the lower Revenue courts for efficient working and administration and any other matter for efficient land revenue management.

(v) Administrative powers

The Board of revenue exercises administrative powers where:

- (a) Can call for land records updation
- (b) Boundary assessment
- (c) Ensure efficient land management.

(vi) Powers related to Land revenue assessment

Board ensures proper land assessment according to the nature of land, crop grown, and type of tenurship.

(vii) Functions as link pin

Board of revenue functions as a link-pin between state government and division, it looks at proper land management, tenurship and ensures coordination between both of them.

(viii) Encroachment & eviction

Any encroachment and eviction is removed by the board and proper land utilization ensured.

Hence board of revenue works to ensure proper land management & development



~~Ques 7:- Discuss about~~

Section E

Ques 7:- Discuss about - - - - - UP consolidation of land holding Act, 1953.

UP consolidation of land holding act was passed in 1953, which ensures that the land used in agriculture is not fragmented. ensures consolidation for efficient agricultural practices and econom. benefit to the farmers and tenure holders.

land consolidation means fragmented land holdings are joined together to ensure and achieve economies of scale. Tenure holders are allotted "CHAKS".

The tenure holder is given land elsewhere in lieu of his/her land to achieve benefit out of agricultural land.

\* Objectives of Act

(i) consolidation of land holdings

Consolidation of land holdings will cause efficient agricultural practices and will serve the land reforms



(ii) Realise benefits of land reforms

land consolidation is done to ensure the land reforms done, are in accordance to the vision of land reforms

(iii) Economic Benefits realised

land holding consolidation causes economical beneficial as it realises economies of scale.

(iv) Efficient agricultural practices

Land consolidation makes the agriculture efficient as the land size with each tenure holder increases.

\* Procedure

(i) Preparation of maps & records

Maps and records, statement of field records, everything is updated and prepared.

(ii) Allotment Chaks

Chaks are compact and consolidated land parcels, allocated to the tenure holders



in lieu of their original land

- (i) It should be as close as original land
- (2) Should be of same economic valuation.

(iii) Provisions for social welfare areas

Some land are left out for social welfare purposes, like community ponds, wells, schools etc.

(iv) objection filing

Any person not satisfied can move to the concerned authority and file objection within prescribed time period.

(v) Appeals & Revisions

The act allows aggrieved person to move and file appeal and receive the revisionary orders.

(vi) update of land records

Land records are update with new tenure-holders to avoid future disputes and litigation.

Hence, UP land consolidation of land holding act 1953, ensures efficiency in agriculture, and economic scale.



Ques 9:- what do you mean by Assessment - - -  
- - - arrears of land revenue?

Land revenue is any consideration payable by tenure-holder for "use and occupation of land."

Land revenue obligations are on the tenure-holders because they use land for their own benefit and some monetary amount is payable to the states for using the land for agricultural or any allied activities.

#### \* Assessment

Assessment of land revenue means, the amount is payable to the state by the tenure-holders who occupies and uses land.

Land revenue assessment is based on:-

(a) Geographical placement of land - land revenue is assessed according to the place where land is situated

(b) Nature of land if the land is irrigated, not-irrigated.



(c) Productivity of land

land revenue is assessed on the basis of land productivity, if land is highly productive, the revenue payable is high.

\* Collection

→ Collection of land revenue means realisation of the assessed amount of revenue by the state.

Collection of the land revenue is done by the authorities as proscribed in the code, like Revenue Inspectors.

The collection of land revenue is done as the manner proscribed the code UP Revenue Code, 1955.

\* Arrears

When any land-revenue is not paid by any tenure-holder for a period of one year then the land revenue is said to be in

arrears. When tenure-holder defaults in payments.

\* Mode & process of recovery

(i) Arrest and detention

If revenue is not paid the person can be detained or arrested for maximum period of



15 days, if he is only tenure-holder and presents a Security bond, then not arrested.

(ii) Attachment & sale of movable property

The movable property of tenure-holder is attached and sold, if he furnishes security bond then not.

\* Bedding, utensils, religious books, artisan tools cannot be sold.

(iii) Freezing of bank account

The defaulter tenure holder's account and locker is garnished with the help of bank manager and SDO.

(iv) Attachment & sale of property on which revenue is arrears

The property can be sold or attached within 30 days of issuing notice. The realised amount is used to clear arrears.

(v) Attachment of other immovable property

Other immovable property is attached and sold, if above methods do not fulfil the required amount.

(vi) ~~appointment of a~~



Hence, the arrears in the payment of land revenue invites sale and attachment of movable & immovable properties of defaulter for recovery of dues.

### Section A

Ques 1:-

(A) Abadi

Abadi is enshrined in section 4(1) of UP revenue code 2006.

\* meaning:-

- An abadi is any inhabited area in a village where people dwell.
- Any residential area in a village which is used for residing purpose and other allied village activities and is a non-agricultural land. it is known as abadi land.

\* definition

Abadi is any inhabited, residential area in village, any habitation, town etc where people live in and do not do any agricultural practices.

<sup>includes</sup>  
Abadi can be any houses, courtyards



wells, ponds, areas of pasture, Temple mosque, educational institutions, roads, lanes, drains etc.

### \* Types

- (i) Private land - Any land privately held for residential purposes
- (ii) Public utility areas - areas such as wells, ponds, educational institutions, roads etc.
- (iii) gr. sabha land - Land with gram sabha not being used for any agricultural or allied activities.

### \* Importance

- (i) helps in efficient land records
- (ii) Efficient revenue administration.

(B)

### grove land

grove land is any area where trees are planted in a 'compact area' and are 'not scattered'

grove land is enshrined in section '(11)' of UP revenue code 2006.



A grove land is any land where fruit bearing trees or other useful trees are planted and the land is not being used in agricultural activities.

grove land has - 'systematic' and 'permanent' tree cover.

\* essentials

(i) Intentional tree plantation

Trees are intentionally planted in any land and grows systematically.

(ii) Compact area

Trees planted are in compact area not scattered here and there.

(iii) Permanence

Planted trees are for long period of time not for small duration.

A grove 'does not' include trees planted of 'Banana' and 'papaya'

Hence grove land is a area with systematic fruit bearing trees and in a compact land area.



(c) Agricultural year

Agricultural year is a Statutory fixed time period, which is used to :-

- (a) Assessment and land revenue collection
- (b) updatation of land records like khassa & khatauni
- (c) used in lease.

Agricultural year is enshrined in section '4 (23)' of UP revenue code 2006

Agricultural year runs from - '1st July to 30th June' every year and is used in several land revenue assessments.

\* Importance

- (i) Uniformity  
fixed agricultural year helps in uniformity of revenue collection and assessment
- (ii) Records updatation  
It is used in records like khassa, where grown crop in



any year is recorded.

- (iii) <sup>standardization of rent & tenureship</sup>  
~~Dispute resolution and avoidance~~  
agricultural year is used in calculating the rent and revenue payable, so any uncertainty is avoided.

Hence, agricultural year is used for systematic revenue administration.

(D)

Kharsa

A Kharsa is "record of possession"  
it is a "fieldbook record" of any  
land in a village.

Kharsa is enshrined in "section 30"  
of UP Revenue code 2006 Act.

A Kharsa is a "record of possession"  
of each plot of land in any  
village.

It helps to denote which  
land in the village is under  
whom's possession.

Kharsa is done according to the plots  
of land in each village, and  
done on the basis of :-



- (a) Nature of land
- (b) Share of tenure holder
- (c) Grown crops
- (d) Type of tenant-holder. Area of land.

#### \* contents

- (i) Khassa number
- (ii) Name of land holder
- (iii) Area of land
- (iv) Nature of land
- (v) Agricultural crop grown.

#### \* How recorded

- (i) It is recorded annually
- (ii) By any revenue officer like Lekhpal or revenue inspector - as prescribed in the code.

\* Khassa is 'not a evidence of title' but only a 'record of possession'. It does not give any ownership of landholder.

Hence Khassa is used to check the possession records and field book records it does not provide any title.



(E) Revenue court

A revenue court is any authority which is authorised by the UP revenue code 2006 to look after the matters of land, land revenue, partition, mutation and tenure holders rights.

It is enshrined in section 4(16) of UP revenue code 2006.

A revenue court can be any court or authority who is vested with powers to adjudicate on issues related to land and revenue.

\* competant authorities

- |                            |                          |
|----------------------------|--------------------------|
| (i) Tehsildar              | (iv) Commissioner        |
| (ii) Collector             | (v) Naib-Tehsildar       |
| (iii) Additional collector | (vi) Settlement officers |

\* Jurisdiction in matters

- (i) matters related to partition of land  
any matter where landholding is to be partitioned between co-land holders
- (ii) mutation of land holding  
Adjudicelas matters related to mutation of land holding



(iii) Removal of Possession & eviction  
courts look after the cases of possession & eviction of land holding.

(iv) Issues of land revenues  
Issues of Khastia, Khatauni, field books etc is adjudicated

(v) Land revenue assessment and collection

Hence revenue & courts work to adjudicate matters related to land and land revenue as prescribed in UP revenue code 2006.

(F) Surrender

Surrender means 'voluntary' relinquishment of rights related to Acquisition & Succession of land for public interest or to the state. Surrender of rights means any land holder / tenure holder who is unable to cultivate or use land due to :-

- (a) old age
- (b) illness
- (c) Indebtness

It is voluntary giving up on rights due to aforesaid conditions.



## \* Essentials

### (i) Voluntary giving upon land rights

Non coercion is important in surrender  
any application of force makes it invalid

### (ii) Statutory

It is granted in statute - UP revenue code 2006

### (iii) Unilateral

It is done unilaterally nothing is received  
in reciprocation.

### (iv) Permanent

Once land give cannot be revived.

### (v) done in writing

## \* Surrender by:-

(i) Bhumidhar (118 section) - can be done in  
parts or fully.

(ii) Asami (section 119) - cannot be partial  
surrender.

(4)

## Kisan Bari

Kisan Bari is mentioned in Section 41  
of UP revenue code 2006.

Kisan Bari is issued after the  
records are reviewed by 'collector' for



the tenant holder.

It is 'farmer-oriented land record'

Kisan Bahi is systematic record of tenurship of any farmer which is done by the collector.

Also known as 'Farmer's registry'

Kisan Bahi is 'not a ownership title', but it helps the farmers to:-

- (a) Access loans
- (b) avail government services.

- It is a 'informational record' issued to the farmer land holding.
- It can be 'updated' by the 'revenue officers' without any charges.
- It helps farmers to check their record of land and avail loans on its basis.

(H) Mutation

Mutation means 'any change' in land ownership, <sup>& possession</sup> which is caused due to - 'Partition, succession and Transfer' of land from one user to other.





Mutation is enshrined in Section 33 of UP Revenue Code 2006

Mutation is called 'Oakhil - Kharij', where there is change in the tenure holder and possession.

Mutation is a process, where name of one tenure-holder is struck off and other is added.

\* Mutation procedure :-

- (i) Application of mutation to the revenue officer by the tenure-holders / legal heirs.
- (ii) Issuance of a public notice by the revenue officers.
- (iii) obj objections are invited and disposed.
- (iv) mutation happens - also reflected in Khasra & Khata.

(I) Gram panchayat

→ Gram panchayat is all the recorded voters in a village, who are above age 18 and can vote.

→ Gram panchayat is the collection of people in village whose population is more than 1000 voters consist



### \* features:-

- (i) Has common seal
- (ii) perpetual succession
- (iii) members above 18 years of age
- (iv) voters atleast 1000 from any village
- (v) Definite geographical area.

Hence a gram panchayat works to elect gram sabha, which is the executive organ of gram panchayat.

### (J) Abandonment

Abandonment is recorded in 'Section 98' of UP Revenue code 2006. Any 'non usage', 'leaving land fallow' → not count as abandonment. It is voluntary giving up of land & land rights by a tenant holder. It is relinquishment of rights, due to:-

- (a) old age
- (b) Indebtedness
- (c) poverty etc.

### \* Essentials:-

- (i) voluntary - it should not be forced but willingly.
- (ii) given in writing - to any authority as prescribed by code.
- (iii) Permanent - done by for forever not periodic.
- (iv) lost rights - of ownership and transfer.
- (v) statutory - a/c to procedure in code.