

**Question 1. What is meant by ROR (Record of Rights)?**

**Answer.** Under section 21 of the Land Revenue Act Svt. 1996, a record prepared at the time of settlement is known as Record-of-Rights. It contains the “Shajra Nasab” of the land holders, village field map and details of the rights, interests and liabilities of the landholders, tenants and assignees of the land revenue. It is also known as Standing Record or Missalhaqiat in revenue parlance.

**Question 2. What is meant by Jamabandi?**

**Answer.** Jamabandi is an amended edition of the Record-of-Rights. This is also known as Annual Record or “Jamabandi Charsala”. Jamabandi is normally prepared after an interval of four years for each estate.

**Question 3. Which types of amendments (changes) in Jamabandi (an amended edition of the Record-of-Rights) took place?**

**Answer.** It contains all the changes which have taken place from the date of Record-of-Rights or the Jamabandi last prepared, to the date of preparation of current Jamabandi. All mutations attested during the intervening period are incorporated in new Jamabandi and Shajara Nasab is also accordingly updated. It contains the details of trees, rents payable by each tenant and the land revenue due from each land holder.

**Questions 4. what are the evidential values of entries in ROR?**

**Answer.** The evidential value of the entries made in ROR, is invariably relevant but those are not the evidence of title.

**Question 5. What are the Responsibilities of Patwari and Girdawar while preparing the Jamabandi?**

**Answer.** Checking the changes in the existing Jamabandi by the Patwari and the Girdawar, all entries need be read out to the zimindars in presence of the Lamberdar and Choukidar to ascertain their correctness. All mutations have to be updated and brought on record. The gemological tree (Shafra Nasab) is updated in accordance with the orders passed on mutations.

**Question 6. How to fill the all the columns of Jamabandi Form?**

**Answer.** All the columns of the Jamaband should very carefully be written by avoiding mistakes and over writings. Khewat and khata number need be entered correctly. The water mills if any shall be given a separate khewat number. Old khewat and khata numbers shall be recorded in red below the new numbers. Patti or Tarf as they appear in shajra Nasab needs be recorded. The name of the owners along with caste, tribe, goter and residence shall be recorded.

In kashat column whether the owner is in self-cultivation or a tenant with class of tenant or mortgager needs be recorded. The source of irrigation whether through canal, kuhal, Tank, nalla shall be recorded in the given column. Khasra number, name of the field, area, class of soil need be correctly recorded. Rent paid with description whether cash or kind, details of land revenue, surcharge payable be recorded in the given column of Jamabandi.

**Question 7. Which record is required from which Jamabandi is prepared?**

**Answer.**

1. Last Jamabandi.
2. Mutations attested by the Revenue Officers since the last Jamabandi was prepared.
3. Khasra Girdawari

Besides, changes in rights of cultivation pertaining to land holders, tenants, mortgagees, lease holders and changes in land revenue, assignees, are given effect to in the Jamabandi according to the orders passed by the Revenue Officers on mutations. However, changes in undisputed cases of tenants-at-Will and lease less than

one year, are taken straight from the Khasra Girdawari to the Jamabandi.

**Question 8. Which documents are required to attach with the Jamabandi?**

**Answer.**

1. List of documents comprising the record [Index]
2. Tatima Shajras
3. Shajra Nasab upto date
4. Index radifwar
5. Index numberwar
6. Jamabandi sheets prepared
7. Maizan Khatawar
8. Jamabandi of, trees if any prepared separately
9. Parat Sarkar of mutations attested since last Jamabandi was prepared
10. Parat Patwar registers (to be kept separate)
11. List of revenue assignees

**Question 9. What is the processer of Partal or Quality check of Jamabandi by Tehsildar?**

**Answer.** Check of Jamabandi by the Revenue Officers: Rule 21 of Standing order 23-B lays down the broad guidelines for the Tehsildar and Naib Tehsildar to have the final check and attestation of the Jamabandi on spot, after reading out at least 25 percent of the entries to the landholders present. 25 percent of the mutation attested shall be compared with the khewats and similarly, 25 percent entries of khewats shall be compared with the old Jamabandi and the copy of the Jamabandi with the Patwari.

The check shall be made at random, to ensure that no deficiency is left in the Jamabandi. The final attestation is made after thorough verification to the correctness of the entries.

## Points to Remember:

1. The Record of Rights prepared at the time of settlement operations, is known as Misalhaquat (ROR)
2. Jamabandi or annual record is the revised edition of the Misalhaquat. It is generally prepared after a span of 4 years and is also known as Jamabandi Charsalla
3. Shajra Nasab (genealogical) tree is prepared for the shareholders who have expired and their legal heirs are brought on record. It is shown up to four generations. The Shajra Nasab of shareholders, who have died issueless or are gair hazir (absent) or gait qabiz, a female who has been entered in the record by Virtue of her right, a person whose father is also in possession and occupation, a widow, a daughter, a Khana Damad, an adopted son, a Khana Nasheen Daughter, a widower and the owners under Agrarian Reforms Act, are shown by different signs (illamat), in the Shajra Nasab
4. The columns of the forms of Jamabandi which include Khewat, Khata, Number, Khasra Number, Tarf or Patti with the name of the Lambardar, names of owners, tenants with their brief description, sources of irrigation, name of the field if any, area and class of soil, rent paid by the tenants, share of produce, land revenue details, sarcharg, number, name and kind of mutations, should carefully be written and the details recorded be in remarks columns of the Jamabandi
5. The Jandar Gharats (water mills) which are separately assessed to land revenue are allotted and shown by a separate Khewat, Khata and Khasra number
6. State land is allotted separate Khewat as Sarkar. Maufi lands shall also be shown separately at one place, after the common lands (Shamilat)
7. Column 4 of the Jamabandi also shows the details of the shareholders with their caste, tribe or sub-tribe
8. The names of the owners are shown alphabetically and those of Khasra numbers in radif, in the Jamabandi index, for the convenience of the field functionaries
9. No mutation of right holders can be incorporated in the Jamabandi until it has been sanctioned by an order passed by a Revenue Officer on the mutation register
10. After completion of the Jamabandi, the Patwari shall draw up a Jamabandi of trees, in the estate. This is known as Jamabandi Drakhatan
11. No Jamabandi is complete without its final attestation (Tasdiq Akhiri) by the Tehsildar
12. Jamabandi is finally consigned to record after its final attestation. One parallel copy of the records of rights is prepared by the Patwari for his own day to day use. It may be mentioned that Jamabandi without final attestation does not have any legal sanctity in the eyes of law
13. In the tracts under settlement, the functions of GQ, Naib and Tehsildar shall be performed by the settlement GQ, Naib Tehsildar and Tehsildar