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Separate paging is given to this part in order that it may be filed as a Separate Compilation.

PART V

Bills introduced in the Gujarat Legislative Assembly

(To be translated into Gujarati and the translation to be published in the *Gujarat Government Gazette*. The date of publication to be reported.)

The following Bill is published with the consent of the Speaker given under the proviso to rule 127A of the Gujarat Legislative Assembly Rules:-

GUJARAT LAND REVENUE (AMENDMENT) BILL, 2026.

GUJARAT BILL NO. 24 OF 2026.

A BILL

further to amend the Gujarat Land Revenue Code, 1879.

It is hereby enacted in the Seventy-seventh Year of the Republic of India as follows:

1. (1) This Act may be called the Gujarat Land Revenue (Amendment) Act, 2026.
- (2) It shall be deemed to have come into force on the 31st March, 2026.

**Short title and
commencement.**

**Amendment of
section 135D of
Bom. V of 1879.**

2. In the Gujarat Land Revenue Code, 1879, in section 135D, to sub-section (2), the following provisos shall be added, namely:-

Bom. V of 1879.

“Provided that subject to satisfaction of the following conditions, where a mutation entry arises from a registered sale deed that -

- (a) no change has been recorded in the Record of Rights in respect of the said land for a period of one year or more preceding the date of execution of the sale deed, excluding changes arising out of Government promulgations, statutory schemes, or consolidation proceedings;
- (b) all persons whose names appear in the Record of Rights have executed the sale deed; and
- (c) no dispute, proceeding or litigation relating to the said land is pending before any competent authority, court or tribunal on the date of execution of sale deed, the mutation entry shall be recorded and certified on the same day, without any intimation as aforesaid:

Provided further that where a mutation entry arises from an order or decree passed by a competent authority, court, or tribunal, such entry shall be recorded and certified forthwith upon receipt of the order, without any intimation as aforesaid.”.

**Repeal and
saving.**

3. (1) The Gujarat Land Revenue (Amendment) Ordinance, 2026 is hereby repealed.
- (2) Notwithstanding such repeal, anything done or any action taken under the principal Act as amended by the said Ordinance, shall be deemed to have been done or taken under the principal Act, as amended by this Act.

**Guj. Ord.
1 of 2026.**

STATEMENT OF OBJECTS AND REASONS

The provisions relating to recording and certification of mutation entries in the Record of Rights or the register of mutations are governed by section 135D of the Gujarat Land Revenue Code, 1879 and the procedure prescribed under rule 107 of the Gujarat Land Revenue Rules, 1972.

Under the existing provisions, whenever a designated officer records a mutation entry, either manually or electronically in the register of mutations, he is required to intimate such entry to all persons appearing from the Record of Rights or the register of mutations to be interested therein, and to any other person whom he has reason to believe to be interested in the mutation, in the prescribed manner. This safeguard ensures that any person having a legitimate interest in the land is provided an opportunity to raise objections before the mutation entry is finally certified.

While such procedure is necessary to protect legitimate legal interests, it has been observed that in certain cases unnecessary or mala fide objections are raised, which result in inconvenience to citizens who have entered into lawful land transactions.

The State Government has taken several steps to modernise land record administration, including implementation of the *e-Dhara* digital land records system across the State. However, it has been considered necessary to further rationalise the procedure relating to mutation entries so as to balance the need to safeguard legitimate legal rights with the objective of ensuring timely certification of genuine transactions.

It is therefore, proposed that in cases where mutation entries arise from registered sale deeds satisfying specified safeguards namely that no change has been recorded in the Record of Rights for one year preceding the execution of the sale deed, that all persons whose names appear in the Record of Rights have executed the sale deed, and that no dispute relating to the land is pending before any competent authority or court such mutation entries may be recorded and certified on the same day without issuing the intimation under Section 135D (2).

It is also proposed that mutation entries arising from orders or decrees passed by competent authorities, courts or tribunals may be recorded and certified forthwith upon receipt of such orders.

Further, it is proposed to rationalise the time limits for raising objections in certain specified categories of mutation entries by substituting sub-rule (4A) of rule 107 of the Gujarat Land Revenue Rules, 1972.

These measures are intended to ensure that the mutation process remains legally sound while also being efficient, transparent and citizen-oriented.

As the Legislative Assembly of the State of Gujarat was not in session, the Gujarat Land Revenue (Amendment) Ordinance, 2026 was promulgated to amend the Gujarat Land Revenue Code, 1879 to achieve the aforesaid objects.

The Bill seeks to replace the said Ordinance by an Act of the State Legislature.

Dated the 2nd September, 2026.

RUSHIKESH PATEL.

By order and in the name of the Governor of Gujarat,

K. M. LALA,

Gandhinagar,

Dated the 2nd September, 2026.

Secretary to the Government of Gujarat,
Legislative and Parliamentary Affairs Department.

