

# **R.M.M. Law College, Saharsa**

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**L.L.B Part- 3<sup>rd</sup>**

**Subject- Bihar Tenancy Act**

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**Topic- What is “record of rights”? What are its advantages and disadvantages if any?**

## **Records of Rights**

Bihar Records of Rights is an extract from the land records registers held by the Revenue Department of State Government. This land record (ROR) contains all information regarding the land property and history of holders of land. This land revenue document is a crucial indicator of the legal status of a property. The Bihar ROR register is maintained in the Revenue Departments for every village separately.

## **Importance of Records of Rights**

Importance of records of rights is described here:

- Bihar land revenue record (ROR) endorses the real owner of a land
- This land record ROR is helpful to detect false claim on the lands
- Usage of a certified copy of an extract of revenue records avoids the land grabbing
- Bihar record of rights (revenue record) can be used in the court litigations related to land/property
- Bihar records of rights will help holder to avoid any legal hassles in the future
- Uses of Bihar Records of Rights
- The following are some of the essential purposes of Bihar Records of Rights (ROR):
- In Bihar, ROR is used to check the ownership of an ancestral land or any other land.
- Extracts of ROR can be used to get details of land type, and the variety of activities carried out on land.
- Bihar ROR(revenue record) is a vital document to obtain information regarding an agricultural aspect of the land and its surrounding areas
- ROR (land records) is required at Registrar’s office when sale transaction of land (mutation) is being done.
- Bihar record of rights is one of the mandatory documents to raise farm creditor to apply for the loan from a bank.

- The court may need land records proofs in case of any civil litigation. Extract of ROR can be produced for this purpose.
- It is crucial to check the property card of the seller and ensure ownership of the area while buying land in Bihar,
- Buyer has to verify the ownership of the land (ROR) on which the flat is constructed while purchasing a flat

### **Attributes in Bihar Records of Rights**

The Bihar Records of Rights (ROR extract) contains the following details about land or property.

- Changes in ownership
- Nature and limits of owner's rights and conditions
- Mutation numbers
- Type of irrigation (such as Irrigated kind or Rainfed nature)
- Type of soil (agricultural or non-agricultural)
- Survey number of the land
- Area of the earth – fit for cultivation
- Details of charges of attachment and decrees as per the order of the civil court or revenue authorities
- If any aspects of pending litigations
- The field in possession of landholder and the classification of each area are entered from the Dag Chitha
- Details of pending loans for buying seeds, pesticides or fertilisers
- Information on the type of crops planted in the last cultivating season
- Aspects of tax paid or unpaid
- Details of the loan taken by the owner

### **Advantages**

- Less Storage space required to preserve the documents
- Reduction in overall Searching time
- Increased productivity of processes and office personnel
- Availability of the document for sending over email
- Reduced turnaround time of processes
- Increased control over all the important digitized documents by restricting access
- Preservation of old/historic records electronically as well

### **Disadvantages of Records of Rights**

- **1. Inconvenience**

The most obvious – and arguably, the most significant – disadvantage of a document storage facility is that your organization has to store its business documents off-site. The major downfall of this is that you do not have quick, convenient access to your files should you need them. This can lead to a reduced ability to make important business decisions quickly, as you can't easily access the intelligence you need to inform the decisions, and it can also harm productivity.

- **2. Cost**

While a record storage facility may help alleviate cost associated with on-site physical storage, it is still an ongoing cost that can get quite expensive depending on volume. The fees you pay for storage, coupled with the inconvenience of off-site storage, can become much higher in cost than your organization originally anticipated.

- **3. Record Security**

Most off-site record storage facilities are highly secure – likely more so than if you were to store documents on-site. However, they are still susceptible to the same potential damages as all physical files. Theft, fire and water damage, and more are still very real threats to the integrity of your records. If your data isn't copied elsewhere, or isn't backed up electronically, you can easily lose important information completely.

- **4. Misplacement and Misfiling of Documents**

When you opt for an off-site document storage facility, it's because you are in need of a space to store physical documents. The issue with physical documents is that they are susceptible to misplacement and misfiling. This is true regardless of whether you store on-site or choose an off-site record storage facility. However, if your files are misplaced or improperly stored off-site, they may be even more difficult to relocate than if they were misplaced on-site. This can end up costing a significant amount of time and money.

While opting for a record storage facility may carry many advantages over storing physical records on-site, it still lacks many of the benefits of other storage solutions like electronic document management. Opting for digital file storage and management can help alleviate many of the challenges associate with both on-site and off-site record storage, all while improving operational efficiency.

**The End**