

Land trouble? Start with the paper.

भूमि मामलों में कानूनी सहायता

Information for every state and union territory, free to read. In Rajasthan, help to understand your own documents, organise them, and reach a qualified independent advocate. AgriZameen is not a law firm and does not practise law or give legal advice.

बताइए क्या हुआ — हम आपको ऐसा वकील ढूँढने में मदद करेंगे जो यही काम करता है।

[Describe your land problem](#)[Legal help](#)[Check the papers](#)[WhatsApp us](#)

[agrizameen.com/legal-help/](#)

 AgriZameen

Select StateEnglishAaQSign in लॉगिन

Buy Agricultural LandSell Agricultural LandLand RecordsLegal ServicesApps & Tools

Home > Land Services > Legal Help

Legal Support · कानूनी सहायता

Legal Help for Land Matters भूमि मामलों में कानूनी सहायता

Mutation stuck for months, a boundary someone else is farming, a partition nobody agreed to, or a power of attorney that looks wrong. Most land disputes start as paperwork problems.

आपका मामला क्या है · What is it about

Pick the closest one — you can explain properly on the next screen. Free: AgriZameen takes no fee from you and no share of any advocate's fee.

LAND FRAUD — THE FIRST 24 TO 48 HOURS

1

Stop all payments

No "small last amount", whatever the pressure.

2

Sign nothing more

No fresh papers, affidavits or "corrections".

3

Preserve everything

Money trail, documents, chats — delete nothing.

4

Write a timeline

Dates, amounts, who said what, who was there.

5

Pull records, then escalate

Fresh jamabandi and map, then police and the revenue office.

रजिस्ट्री · Land Registry

Sale deed, stamp duty, registration

धोखाधड़ी · Fraud

Forged papers, double sale, a deposit taken

कन्वर्जन व पट्टा · Conversion & Patta

Agricultural to non-agricultural, patta matters

दस्तावेज़ जाँच · Document Check

Jamabandi, naksha, mutation papers read properly

PLAINLY · साफ़-साफ़

What we do — and what we do not

हम क्या करते हैं, क्या नहीं

Not a law firm

We help you understand your own documents, organise them, and reach a qualified independent advocate.

हम कानूनी सलाह नहीं देते।

Free

AgriZameen takes no fee from you and no share of any advocate's fee.

आपसे कोई फ़ीस नहीं, वकील की फ़ीस में कोई हिस्सा नहीं।

Your advocate, your relationship

You engage and pay them directly, and you are free to use your own. We are not a party to it, we do not supervise their work, and we do not guarantee outcomes.

वकील से रिश्ता आपका अपना।

No ranking

Professional conduct rules in India restrict advertising and solicitation by advocates. We share contacts, you decide. Satisfy yourself of an advocate's standing with their State Bar Council before you engage them.

हम किसी वकील की रैंकिंग नहीं करते।

When we reply

We read every enquiry ourselves and reply on WhatsApp, usually within one working day.

आम तौर पर एक कार्य-दिवस में जवाब।

A date on a notice?

If there is a date on a notice you have received, contact an advocate directly without waiting for us.

नोटिस पर तारीख है तो सीधे वकील से मिलिए।

The screenshot shows the AgriZameen mobile app interface. At the top, there's a header with the AgriZameen logo, a search icon, a user profile icon, and a menu icon. Below the header, the title 'ज़मीन का मामला' (Land trouble) is displayed, followed by the subtitle 'Land trouble — find an advocate'. The main text explains the purpose: 'बताइए क्या हुआ — हम आपको ऐसा वकील ढूँढ़ने में मदद करेंगे जो यही काम करता है।' (Tell us what happened and we will help you find an advocate who handles it. AgriZameen is not a law firm and does not give legal advice.). Below this, there's a section titled 'आपका मामला · What it is about' (Your problem · What it is about) with a list of categories: 'रजिस्ट्री · Land Registry', 'धोखाधड़ी · Fraud', 'कन्वर्ज़न व पट्टा · Conversion & Patta', 'दस्तावेज़ जाँच · Document Check', 'टाइटल जाँच · Title Check', and 'कुछ और · Others'. At the bottom, there are input fields for 'नाम · Your name *' and 'मोबाइल · Mobile *' (with the number 9876543210 entered). Below these is a section titled 'क्या हुआ · What happened' with a text area for 'ज़मीन कहाँ है, क्या दिक्कत है · Where the land is and what went wrong'.

Describe your land problem — the form.

The form does not create a lawyer–client relationship, and nothing sent through it is legally privileged. Do not upload confidential documents, original papers or identity documents through it.

मूल कागज़ या पहचान-पत्र फ़ॉर्म से न भेजें।

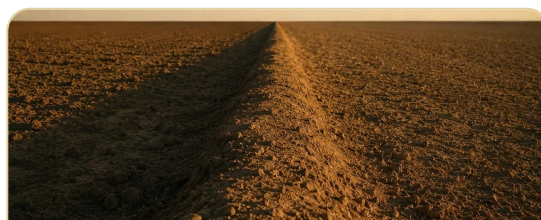


Illustration — not a photograph of a specific site. चित्रण।

SIX STEPS · छह कदम

How this works

यह कैसे होता है

1 Tell us the problem in plain language

अपनी भाषा में समस्या बताइए।

2 We tell you which papers matter

कौन से कागज़ ज़रूरी हैं।

3 We help you read them

उन्हें पढ़ने में मदद।

4 We put together a one-page fact sheet

एक पन्ने का तथ्य-पत्र।

5 You choose an advocate

वकील आप चुनते हैं।

6 Keep every original

हर मूल कागज़ अपने पास।

What is it about · आपका मामला क्या है

रजिस्ट्री · Land Registry

Sale deed, stamp duty, registration

धोखाधड़ी · Fraud

Forged papers, double sale, a deposit taken

कन्वर्ज़न व पट्टा ·**Conversion & Patta**

Agricultural to non-agricultural, patta matters

दस्तावेज़ जाँच ·**Document Check**

Jamabandi, naksha, mutation papers read properly

टाइटल जाँच · Title**Check**

Before you pay — is the seller really the owner

कुछ और · Others

Describe it in your own words

Problems we can help you prepare · किन मामलों की तैयारी

- ✓ Title & mutation
- ✓ Partition & inheritance
- ✓ Tenancy & possession
- ✓ Mortgage & charges
- ✓ Boundary & encroachment
- ✓ Power of attorney
- ✓ Conversion & land use
- ✓ Cheating & double sale

IF IT HAS HAPPENED · अगर हो चुका है

Land fraud — the first 24 to 48 hours

धोखाधड़ी — पहले 24 से 48 घंटे

- 1 Stop all payments
- 2 Sign nothing more
- 3 Preserve everything
- 4 Write a timeline
- 5 Pull records, then escalate

Where it goes · कहाँ जाएँ

Police
the fraud itself

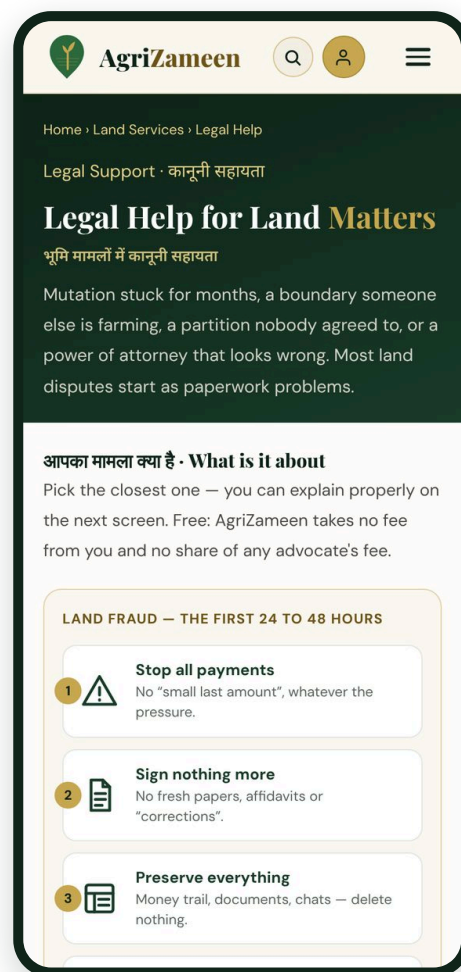
Sub-Registrar office
the deed side

**Tehsil / Patwari /
SDM**
the records side

Civil court
recovering money &
title



Illustration — not a photograph of a specific site. चित्रण।



The Legal help page on a phone.

Helplines

1930 — cyber / financial fraud · 112 — police emergency

साइबर धोखाधड़ी 1930 · आपात 112

Know the limits: no private platform, including us, can “get your money back” — recovery runs through police, banks and courts. Anyone charging you fees with a recovery guarantee is very often the second fraud.

पैसा “वापस दिलाने” की गारंटी देने वाला अक्सर दूसरा धोखा होता है।

We verify parcels against the official portals and give you a written note of what the record actually says — often the first thing your advocate will ask for. It is not legal advice, and we are not a law-enforcement or government body.

रिकॉर्ड क्या कहता है — लिखित नोट।

INFORMATION FOR EVERY STATE · हर राज्य की जानकारी

Across India — read it yourself

पूरे भारत के लिए — खुद पढ़िए

Registry, namantaran and conversion

The whole process, start to finish. “Three processes, three offices, three laws — in this order, every time. Only the first one moves ownership.” With 28 state guides. [/land-registry/](#)
रजिस्ट्री, नामांतरण और कन्वर्जन — पूरी प्रक्रिया।

Find your ancestral land

How to search for a family holding in India. We are not genealogists, not a law firm, and we do not litigate; we will not promise to find a holding or recover one. [/find-ancestral-land/](#)
भारत में अपनी पुश्तैनी ज़मीन कैसे खोजें।

SC/ST-owned agricultural land

What the law actually allows. In Rajasthan, a sale of khatedari land by an SC or ST khatedar to someone outside that category is void — not risky, not irregular. Void. [/sc-st-land/](#)
अनुसूचित जाति/जनजाति की कृषि भूमि — क़ानून क्या कहता है।

Your record, state by state

What the record of rights is called in all 36 states and union territories, and where the Government of India itself says to get it. [/read-land-documents/by-state/](#)
हर राज्य में रिकॉर्ड का नाम और जगह।

Verify Land Records

The official portals for checking a plot, state by state: 36 states and UTs, 534 portals, checked 25 September 2026 — links, not readings. [/verify-land-records/](#)
राज्यवार आधिकारिक पोर्टल।

Landmark land judgments

83 judgments and orders — 73 from the Supreme Court, 22 decided in or about Rajasthan; checked 26 September 2026. Summaries are ours, in plain language, and none has been reviewed by a practising advocate. In Hindi too. [/land-judgments/](#)
ज़मीन से जुड़े ऐतिहासिक अदालती फैसले।

Rulings and rule changes

60 rulings and rule changes, dated and sourced. [/land-judgments/updates/](#)
हाल के फैसले और नियम।

Read your land papers

Learn to read the jamabandi and the map — and the six red flags before you pay. [/read-land-documents/](#)
ज़मीन के कागज़ पढ़ना सीखिए।

agrizameen.com/land-judgments/

AgriZameen

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Home · Land Judgments

LAND JUDGMENTS · CASE REGISTER

Landmark land judgments ज़मीन से जुड़े ऐतिहासिक अदालती फैसले

Eighty-three rulings that decide who owns land, who can buy it and what it can be used for — each checked against the judgment or a legal publisher's report of it, in plain English, with what it means for a buyer in Rajasthan.

यह पेज हिंदी में पढ़ें →

Not legal advice. AgriZameen is an independent private platform — not a government body, not a law firm, and not affiliated with any court or land-records department. This page summarises judgments in plain language for learning. Read the judgment itself and take advice from a licensed advocate before you act on it. Checked 26 September 2026.

Most land disputes in India turn on a handful of rules the courts have settled over decades; a registered sale deed transfers land and an agreement does not; a mutation records who pays revenue but proves no ownership; common land cannot be bought from whoever occupies it; SC/ST khatedari land in Rajasthan cannot be sold outside the category. This register collects the judgments behind those rules, and the newer ones that are still moving.

83 judgments and orders	73 from the Supreme Court	22 decided in or about Rajasthan	4 still moving — stayed, recalled, on hold or interim
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Create with a clean, lawless mind.

agrizameen.com/read-land-documents/by-

AgriZameen

Buy Agricultural Land Sell Agricultural Land Land Records Legal Services Apps & Tools

What your land record is called, and where to get it

हर राज्य में ज़मीन का रिकॉर्ड अलग नाम से खाया जाता है — और अलग जगह मिलता है।

Rajasthan keeps a Jamabandi. Uttar Pradesh keeps a Khatauni. Maharashtra keeps Village Form 7. They are the same kind of document under different names, in different languages, with a different number of columns, obtained from a different website. This page lists them as the Ministry of Rural Development itself records them.

A record of rights is not a title deed. The Department of Land Resources describes its own programme as working towards “guaranteed conclusive land titling” — eventually, India does not have conclusive titling today. Your name on a Jamabandi raises a presumption that can be rebutted in court; it does not prove ownership. The registered deed chain is a separate record kept by a separate department, on a separate website.

The record of rights, state by state

Name, number of fields and language are from the Glossary of Revenue Terms. The address is the one the Department of Land Resources itself lists. Where that address is wrong, broken or misleading, the row says so.

STATE / UT	RECORD OF RIGHTS	FIELDS	LANGUAGE	WHERE IT IS OBTAINED
Andhra Pradesh	Form 1-B How to read it →	17	Telugu	mesthoomi.ap.gov.in

WHERE OUR TEAMS WORK · जहाँ हमारी टीम है

In Rajasthan — hands-on

राजस्थान में — साथ मिलकर

The advocate introductions, the record checks, the Document Desk and Check the Papers are for Rajasthan land. Everywhere else, the guides above are information to read for yourself.

Check the papers

Sign in, upload the jamabandi nakal (PDF) and, if you have it, the plot map; the result reads Stop, Ask or Note. Your file is read and discarded when the page finishes — we do not store it. This is not legal advice and it never says a parcel is safe to buy. [/check-papers.php](#)

कागज़ जाँच — भुगतान से पहले।

Document Desk — certified copies

We obtain certified copies on your behalf through our document writers and partners; we do not fetch them from any portal. Jamabandi, khasra girdawari, a mutation entry, a village map trace. [/document-desk/](#)

प्रमाणित प्रतियाँ — दस्तावेज़ डेस्क।

Land History Report

A fixed-scope report on one khasra. It is not a legal opinion on title, and it is not a guarantee. [/document-desk/land-history-report/](#)

ज़मीन का इतिहास — कानूनी राय नहीं।

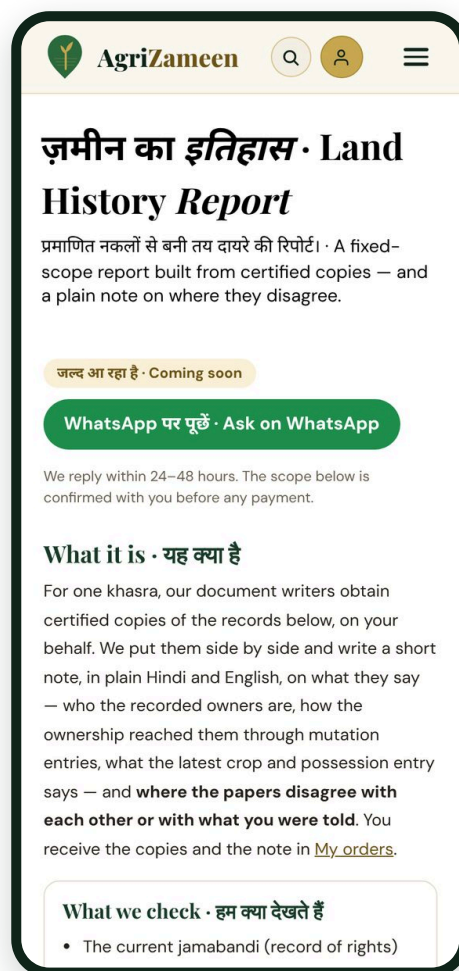
Verification, on a written quote

The full record check on a parcel you found elsewhere, and a written note of what was checked, what was found and what remains to confirm at the Tehsil. [/our-services/#verification](#)

लिखित सत्यापन नोट।

A clean report means nothing on these two papers contradicted itself — it does not mean the title is good. We do not certify title, or guarantee that a record is free of disputes or charges.

साफ़ रिपोर्ट का मतलब अच्छा टाइटल नहीं।



Land History Report.

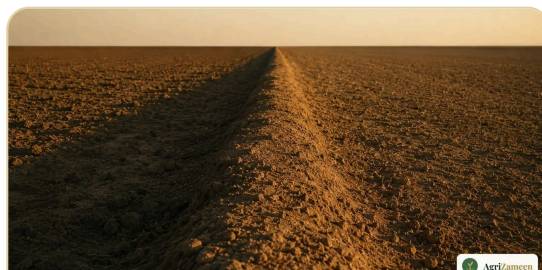


Illustration — not a photograph of a specific site. चित्रण।

CONTACT · संपर्क

Talk to us

हमसे बात करें

Describe your land problem

Legal help

Check the papers

WhatsApp us

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agrizameen.com/legal-help/
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For everyone

सबके लिए

For buyers

खरीदार

For sellers

विक्रेता

Seller guide

slides

Service

providers
सेवा प्रदाता

For NRIs

एनआरआई

Land investors

slides

Companies

slides

Builders &

colonisers
slides

All apps

slides

Legal help

कानूनी सहायता

Our services

हमारी सेवाएँ

Focus belt &

news
फोकस बेल्ट

Everything, in

one
सब एक साथ

AgriZameen is an independent private land information and facilitation platform run by Vision Global Ventures LLP — not a government body, and not affiliated with any land-records department. Nothing here is legal, tax or investment advice. No price, buyer, timeline or return is promised. Verify every record on the official portals and at your Tehsil, and consult a qualified professional, before any money moves.

AgriZameen एक स्वतंत्र निजी प्लेटफ़ॉर्म है — किसी सरकारी विभाग से संबद्ध नहीं। पैसा देने से पहले सरकारी रिकॉर्ड खुद देखें और वकील से सलाह लें।

Screens are from agrizameen.com as on 9 October 2026. Screens that show listings use SAMPLE data, stamped नमूना · SAMPLE — they are not real parcels.