

L. A. BILL No. XXVII OF 2026.

A BILL

*further to amend the Maharashtra Tenancy and Agricultural Lands Act,
the Hyderabad Tenancy and Agricultural Lands Act, 1950 and the
Maharashtra Tenancy and Agricultural Lands (Vidarbha Region) Act.*

(As passed by the Legislative Assembly on the 24th March, 2026.)

(As passed by the Legislative Council on the 25th March, 2026.)

LXVII
of 1948.
Hyd.
Act XXI
of 1950.
XCIX of
1958.

WHEREAS it is expedient further to amend the Maharashtra Tenancy and Agricultural Lands Act, the Hyderabad Tenancy and Agricultural Lands Act, 1950 and the Maharashtra Tenancy and Agricultural Lands (Vidarbha Region) Act, for the purposes hereinafter appearing; it is hereby enacted in the Seventy-seventh Year of the Republic of India, as follows :—

CHAPTER I

PRELIMINARY.

1. This Act may be called the Maharashtra Tenancy and Agricultural Lands Laws (Amendment) Act, 2026. Short title.

CHAPTER II

AMENDMENTS TO THE MAHARASHTRA TENANCY AND AGRICULTURAL LANDS ACT.

- Amendment of section 43 of LXVII of 1948. **2.** In section 43 of the Maharashtra Tenancy and Agricultural Lands Act LXVII (hereinafter, in this Chapter, referred to as “the Maharashtra Tenancy Act”), of 1948. in sub-section (1), in the second proviso, clause (a) shall be deleted.
- Amendment of section 63-IA of LXVII of 1948. **3.** In section 63-IA of the Maharashtra Tenancy Act,—
- (i) in sub-section (1),—
- (a) after the second proviso, the following provisos shall be inserted, namely :—
- “Provided also that, if the person purchases the land for *bona-fide* industrial use within a period from the 17th May 2004 upto the 1st January 2016, then he shall be permitted to put such land for *bona-fide* industrial use within a total period of fifteen years from the date of purchase, subject to such conditions as may be specified by the Government :
- Provided also that, after expiry of period of ten years or fifteen years, as the case may be, if the purchaser fails to put the land to *bona-fide* industrial use due to pending litigation, delays in land aggregation or other circumstances beyond the control of purchaser, then the State Government may, on request for extension, if satisfied, grant an extension of not exceeding further three years, subject to the payment of a premium equal to ten per cent. of the prevailing market value of such land.” ;
- (b) in the existing third proviso, after the words “ten years” the words “ or fifteen years or any extended period thereafter as per the above provisos” shall be inserted ;
- (c) the existing fifth proviso, shall be deleted ;
- (ii) for sub-section (2), the following sub-section shall be substituted, namely :—
- “(2) The land held by the Occupant as Occupancy Class I only shall be eligible for purchase under sub-section (1). The purchaser of such land shall pay one time conversion premium as per section 47 of the Maharashtra Land Revenue Code, 1966.”;
- (iii) for sub-section (4), the following sub-section shall be substituted, namely :—
- “(4) If the person fails to inform the Collector within the period specified in sub-section (3), he shall be liable to pay, in addition to one time conversion premium which may be leviable under section 47 of the Maharashtra Land Revenue Code, 1966, such penalty not exceeding five times the amount of conversion premium.”;

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1966.

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1966.

(iv) in sub-section (5), for the words “be permitted by the Collector”, the words “be permitted by the Collector, with the prior approval of the State Government” shall be substituted;

(v) in sub-section (6), for the words “be permitted by the Collector”, the words “be permitted by the Collector, with the prior approval of the State Government” shall be substituted.

CHAPTER III

AMENDMENTS TO THE HYDERABAD TENANCY AND AGRICULTURAL LANDS ACT, 1950.

Hyd. Act XXI of 1950. **4.** In section 47A of the Hyderabad Tenancy and Agricultural Lands Act, 1950 (hereinafter, in this Chapter, referred to as “the Hyderabad Tenancy Act”),- Amendment of section 47A of Hyd. Act XXI of 1950.

(i) in sub-section (1),—

(a) after the second proviso, the following provisos shall be inserted, namely :—

“Provided also that, if the person purchases the land for *bona-fide* industrial use within a period from the 17th May 2004 upto the 1st January 2016, then he shall be permitted to put such land for *bona fide* industrial use within a total period of fifteen years from the date of purchase, subject to such conditions as may be specified by the Government :

Provided also that, after the expiry of period of ten years or fifteen years, as the case may be, if the purchaser fails to put the land to *bona-fide* industrial use due to pending litigation, delays in land aggregation or other circumstances beyond the control of purchaser, then the State Government may, on request for extension, if satisfied, grant an extension of not exceeding further three years, subject to the payment of a premium equal to ten per cent. of the prevailing market value of such land:” ;

(b) in the existing third proviso, after the words “ten years” the words “ or fifteen years or any extended period thereafter as per the above provisos” shall be inserted ;

(c) the existing fifth proviso, shall be deleted ;

(ii) for sub-section (2), the following sub-section shall be substituted, namely :—

“(2) The land held by the Occupant as Occupancy Class I only shall be eligible for purchase under sub-section (1). The purchaser of such land shall pay one time conversion premium as per section 47 of the Maharashtra Land Revenue Code, 1966.”;

(iii) for sub-section (4), the following sub-section shall be substituted, namely :—

“(4) If the person fails to inform the Collector within the period specified in sub-section (3), he shall be liable to pay, in addition to one time conversion premium which may be leviable under section 47 of the Maharashtra Land Revenue Code, 1966, such penalty not exceeding five times the amount of conversion premium.”;

(iv) in sub-section (5), for the words “be permitted by the Collector”, the words “be permitted by the Collector, with the prior approval of the State Government” shall be substituted;

(v) in sub-section (6), for the words “be permitted by the Collector”, the words “be permitted by the Collector, with the prior approval of the State Government” shall be substituted.

Amendment
of section 50B
of Hyd. Act
XXI of 1950.

5. In section 50B of Hyderabad Tenancy Act, in sub-section (1), in the proviso, clause (a) shall be deleted.

CHAPTER III

AMENDMENTS TO THE MAHARASHTRA TENANCY AND AGRICULTURAL LANDS (VIDHARBHA REGION) ACT.

Amendment
of section 57
of XCIX of
1958.

6. In section 57 of the Maharashtra Tenancy and Agricultural Lands (Vidharbha Region) Act (hereinafter, in this Chapter, referred to as “the Vidarbha Region Tenancy Act”), in sub-section (1), in the proviso, clause (a) shall be deleted. XCIX of 1958.

Amendment
of section
89A of XCIX
of 1958.

7. In section 89A of the Vidarbha Region Tenancy Act,—

(i) in sub-section (1),—

(a) after the second proviso, the following provisos shall be inserted, namely:—

“Provided also that, if the person purchases the land for *bona-fide* industrial use within a period from the 17th May 2004 upto the 1st January 2016, then he shall be permitted to put such land for *bona-fide* industrial use within a total period of fifteen years from the date of purchase, subject to such conditions as may be specified by the Government :

Provided also that, after the expiry of period of ten years or fifteen years, as the case may be, if the purchaser fails to put the land to *bona-fide* industrial use due to pending litigation, delays in land aggregation or other circumstances beyond the control of purchaser, then the State Government may, on request for extension, if satisfied, grant an extension of not exceeding further three years, subject to the payment of a premium equal to ten per cent. of the prevailing market value of such land:” ;

(b) in the existing third proviso, after the words “ten years” the words “ or fifteen year or any extended period thereafter as per the above provisos” shall be inserted ;

(c) the existing fifth proviso, shall be deleted ;

(ii) for sub-section (2), the following sub-section shall be substituted, namely:—

“(2) The land held by the Occupant as Occupancy Class I only shall be eligible for purchase under sub-section (1). The purchaser of such land shall pay one time conversion premium as per section 47 of the Maharashtra Land Revenue Code, 1966.”;

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(iii) for sub-section (4), the following sub-section shall be substituted, namely :—

“(4) If the person fails to inform the Collector within the period specified in sub-section (3), he shall be liable to pay, in addition to one time conversion premium which may be leviable under section 47 of the Maharashtra Land Revenue Code, 1966, such penalty not exceeding five times the amount of conversion premium.”;

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(iv) in sub-section (5), for the words “be permitted by the Collector”, the words “be permitted by the Collector, with the prior approval of the State Government” shall be substituted;

(v) in sub-section (6), for the words “be permitted by the Collector”, the words “be permitted by the Collector, with the prior approval of the State Government” shall be substituted.

**MAHARASHTRA LEGISLATURE
SECRETARIAT**

[L.A.BILL No. XXVII OF 2026.]

**[A Bill further to amend the Maharashtra
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Hyderabad Tenancy and Agricultural
Lands Act, 1950 and the Maharashtra
Tenancy and Agricultural Lands
(Vidarbha Region) Act.]**

**[SHRI CHANDRASHEKHAR BAWANKULE,
Minister for Revenue.]**

**[As passed by the Legislative Assembly
on the 24th March, 2026.]**

**[As passed by the Legislative Council
on the 25th March, 2026.]**

**DR. VILAS ATHAWALE,
Secretary-3,
Maharashtra Legislative Council.**