

## ABSTRAK

Anggelina Nadya Permata. 2024. *Analisis Keabsahan Akta Notariil Terhadap Objek Letter C Tanah (Studi Kasus: Putusan Mahkamah Agung Nomor 630 PK/Pdt/2020)*. Skripsi. Program Studi Hukum, FH, Universitas PGRI Madiun. Pembimbing (I) Dr. Indriyana Dwi Mustikarini, S.H., M.H. (II) Nizam Zakka Arrizal, S.H., M.Kn.

Permasalahan agraria merupakan permasalahan atau pertikaian mengenai obyek agraria, yang sering terjadi yaitu sengketa mengenai kepemilikan hak atas tanah mereka, diantaranya peralihan hak atas tanah melalui jual beli dengan objek Letter C tanah. Berdasarkan konteks tersebut, penulis akan membahas tentang analisis keabsahan akta jual beli notariil terhadap objek Letter C tanah (studi kasus: putusan Mahkamah Agung nomor 630 PK/Pdt/2020). Metode yang digunakan yaitu yuridis normatif dengan pendekatan perundang-undangan, pendekatan konseptual, dan pendekatan kasus. Kajiannya memahami konsep keabsahan akta notariil terhadap objek Letter C tanah yang diteliti, selanjutnya mendeskripsikan bahan hukum relevan yang sudah diperoleh lalu dilakukan klarifikasi berdasarkan rumusan masalah. Hasil penelitian menunjukkan bahwa Akta Jual Beli dengan objek Letter C tanah dianggap sah apabila telah memenuhi syarat sah perjanjian berdasarkan Pasal 1320 BW, dan dalam praktik jual beli objek tanah belum bersertipikat berdasarkan hukum adat telah memenuhi asas terang, tunai, dan riil, serta dalam proses pendaftaran sertipikat pertama kali harus melampirkan dokumen pelengkap. Kewenangan pembuatan Akta Jual Beli jika objek tanah belum bersertipikat atau Letter C/ Girik/ Petok yang mayoritas berkedudukan di desa, akta jual beli dapat dibuat oleh PPAT Camat. Saran dalam penelitian ini adalah masyarakat yang akan atau ingin memperjualbelikan tanahnya, sebaiknya menghindari jual beli dengan akta dibawah tangan, hal ini akan mengakibatkan objek tanah rentan terjadinya sengketa karena tidak memiliki bukti yang kuat untuk membuktikan kepemilikan hak atas tanah, alangkah baiknya melakukan jual beli tanah sesuai peraturan yang ditetapkan oleh pemerintah.

Kata Kunci: Akta Notariil, Letter C, Jual Beli, Sertipikat.

## **ABSTRACT**

*Anggelina Nadya Permata. 2024. Analysis of the Validity of Notarial Deed Against Letter C Land Object (Case Study: Supreme Court Decision Number 630 PK/Pdt/2020). Thesis. Law Study Program, Faculty of Law, Universitas PGRI Madiun. Supervisor (I) Dr. Indriyana Dwi Mustikarini, S.H., M.H. (II) Nizam Zakka Arrizal, S.H., M.Kn.*

*Agrarian problems are problems or disputes regarding agrarian objects, which often occur, namely disputes regarding ownership of their land rights, including the transfer of land rights through sale and purchase with the object of Letter C land. Based on this context, the author will discuss the analysis of the validity of the notarial sale and purchase deed against the object of Letter C land (case study: Supreme Court decision number 630 PK / Pdt / 2020). The method used is normative juridical with a statutory approach, conceptual approach, and case approach. The study understands the concept of the validity of a notarial deed against the object of the Letter C of the land under study, then describes the relevant legal materials that have been obtained and then clarified based on the formulation of the problem. The results of the study show that a sale and purchase deed with a Letter C land object is considered valid if it meets the legal requirements of an agreement based on Article 1320 BW, and in the practice of buying and selling land objects that have not been titled based on customary law has fulfilled the principles of light, cash and real, and in the process of registering a certificate for the first time must attach complementary documents. The authority to make a Sale and Purchase Deed if the land object has not been titled or Letter C / Girik / Petok, the majority of which are located in the village, the sale and purchase deed can be made by PPAT Camat. The suggestion in this research is that people who will or want to trade their land, should avoid buying and selling with a deed under the hand, this will result in the land object being vulnerable to disputes because it does not have strong evidence to prove ownership of land rights, it would be better to sell and buy land according to the regulations set by the government.*

*Keywords: Notarial Deed, Letter C, Sale and Purchase, Certificate.*