

**PEMBATALAN AKTA PERALIHAN HAK ATAS TANAH  
BERDASARKAN KONSEP 3 IN 1 IN THE LAND ACQUISITION**

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**ABSTRAK**

Hubungan hukum pihak-pihak dijamin suatu kepastian hukum dan perlindungan hukum, hal sering terjadi transaksi hak atas tanah dibatalkan oleh Pengadilan, yang berarti tidak adanya suatu jaminan kepastian hukum dan perlindungan hukum. Permasalahan apakah Konsep 3 *In 1 In The Land Acquisition* dapat memberikan kepastian hukum terkait dengan pembatalan akta peralihan hak atas tanah dan apakah bentuk perlindungan hukum terhadap pembeli yang beritikad baik atas dibatalkannya peralihan hak atas tanah. Metode dalam penelitian ini yuridis normatif, diperoleh suatu kesimpulan : Konsep 3 *In 1 In The Land Acquisition*, melakukan pemeriksaan, lokasi tanah, letak, luas dan batas, status tanah, kebenaran nama yang tercantum dalam sertipikat dan kewenangan penjual. Setelah memeriksa data fisik dan data yuridis dan kewenangan penjual menghadap PPAT untuk dibuatkan Akta Jual Beli, dilanjutkan dengan Balik Nama Sertipikat dari nama penjual kepada nama pembeli. Bentuk perlindungan hukum kepada pembeli yang beritikad baik atas dibatalkannya peralihan hak atas tanah. Bentuk perlindungan hukum menggugat ganti kerugian kepada penjual dan PPAT yang membuat akta peralihan hak berdasarkan Pasal 1365 KUHPerduta dan bentuk ganti rugi berupa penggantian biaya, rugi dan bunga sebagaimana dalam Pasal 1246 KUHPerduta.

**Kata Kunci : Sertipikat Tanah, Konsep 3 *In 1 In The Land Acquisition*,  
Perlindungan Hukum**

**CANCELLATION OF DEED OF TRANSFER OF LAND RIGHTS BASED  
ON THE CONCEPT OF 3 IN 1 IN THE LAND ACQUISITION**

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**ABSTRACT**

*The legal relationship between the parties is guaranteed a legal certainty and legal protection, it often happens that land rights transactions are canceled by the Court, which means there is no guarantee of legal certainty and legal protection. The issue is whether the 3 In 1 In The Land Acquisition Concept can provide legal certainty related to the cancellation of the deed of transfer of land rights and whether it is a form of legal protection for buyers in good faith for the cancellation of the transfer of land rights. The method in this study is juridical normative, a conclusion is obtained: The concept of 3 In 1 In The Land Acquisition, conducting inspections, land location, location, area and boundaries, land status, correctness of names listed in certificates and the authority of the seller. After checking the physical data and juridical data and the seller's authority to face the PPAT to make a Sale and Purchase Deed, followed by Reverse the Certificate Name from the seller's name to the buyer's name. A form of legal protection to buyers in good faith for the cancellation of the transfer of land rights. The form of legal protection claims compensation to the seller and PPAT who makes a deed of transfer of rights based on Article 1365 of the Civil Code and a form of compensation in the form of compensation of costs, losses and interest as in Article 1246 of the Civil Code.*

**Keywords : Land Certificate, 3 In 1 In The Land Acquisition Concept, Legal Protection**