

**LEGAL STANDING OF UTILIZING VERSTEK DECISIONS IN THE  
TRANSFER OF LAND RIGHTS THROUGH PRIVATE SALE AND  
PURCHASE AGREEMENT**

**(Study of Decision Number 3/Pdt.G/2024/PN Gsk)**



**A THESIS**

**This Thesis is Prepared to Fulfill One of the Requirements for Obtaining a  
Bachelor of Law Degree at the Faculty of Law, Universitas Pembangunan  
Nasional "Veteran" Jawa Timur**

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**LAW STUDY PROGRAM**

**FACULTY OF LAW**

**UNIVERSITAS PEMBANGUNAN NASIONAL "VETERAN" JAWA TIMUR**

**SURABAYA**

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**APPROVAL PAGE**  
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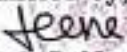


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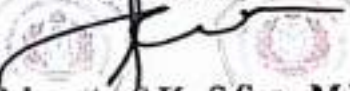
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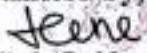


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Stating truthfully that the thesis with the title, "**LEGAL STANDING OF UTILIZING VERSTEK DECISIONS IN THE TRANSFER OF LAND RIGHTS THROUGH PRIVATE SALE AND PURCHASE AGREEMENTS (Study of Decision Number 3/Pdt.G/2024/PN Gsk)**" in order to fulfill the requirements for obtaining a degree at the Faculty of Law of the Universitas Pembangunan Nasional "Veteran" Jawa Timur is the true result of the Submitted by's own copyrighted work, which is made in accordance with applicable regulations, not the result of plagiarism. This thesis has never been submitted to obtain a degree at another university, and to the best of my knowledge there are no works or opinions that have been written or published by other people, except those that are written in this manuscript and mentioned in the bibliography.

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## FOREWORD

Praise and gratitude to God Almighty for his blessings and grace, so that the author can complete the thesis research with the title, **"LEGAL STANDING OF UTILIZING VERSTEK DECISIONS IN THE TRANSFER OF LAND RIGHTS THROUGH PRIVATE SALE AND PURCHASE AGREEMENTS (Study of Decision Number 3/Pdt.G/2024/PN Gsk)"**.

This research was prepared as a requirement in completing the Bachelor (S1) Law education program at the Faculty of Law, Universitas Pembangunan Nasional “Veteran” Jawa Timur. This research can be completed with the help, motivation, guidance, direction and prayers of various parties. So on this occasion, the author would like to thank:

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2. Mr. Eko Wahyudi, S.H., M.H., who is the Vice Dean I of the Faculty of Law, Universitas Pembangunan Nasional “Veteran” Jawa Timur.
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5. Mrs. Adhitya Widya Kartika, S.H., M.H., who is the Coordinator of the Undergraduate Law Study Program at the Faculty of Law, Universitas Pembangunan Nasional “Veteran” Jawa Timur.
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### **LEGAL STANDING OF UTILIZING VERSTEK DECISIONS IN THE TRANSFER OF LAND RIGHTS THROUGH PRIVATE SALE AND PURCHASE AGREEMENTS**

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**ABSTRACT :** Article 37 paragraph (1) of Government Regulation Number 24 of 1997 concerning Land Registration confirms that the procedure in the transfer of land rights due to sale and purchase must use a deed made by a Land Deed Official (PPAT). However, the fact is that there are still parties who buy and sell land using a deed under the hand, which is not in accordance with legal procedures. This certainly causes a dispute that leads to a lawsuit in the district court due to the seller being unable to be contacted and ends with a verdict *verstek* that has permanent legal force, which will then become the basis in the process of transferring land rights for the plaintiff. The purpose of this research is to understand the legal position of the parties to the use of a verdict of *verstek* as a basis for transferring land rights for sale and purchase, as well as to understand the judge's consideration in handing down the verdict in Decision Number 3/Pdt.G/2024/PN Gsk. This research uses normative juridical research because the study will focus on the use of regulations and laws to answer the problems that arise. The result of this research is that the verdict of *verstek* that has been inkrah acts as a perfection of evidence owned by the plaintiff so that he can make a deed of sale and purchase before the PPAT by acting on behalf of the defendants, as well as himself in signing. The judge's consideration in deciding the case has also been based on applicable regulations and laws, so that the legal considerations and the verdict are in accordance, so that justice, benefit and legal certainty can be achieved.

**Keywords:** Transfer of Rights, Land, Verstek Decision.



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