

Validity of Registration of Transfer of Land Rights Based on PPAT Deed Through Electronic System

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Abstract. *Land registration through an electronic system changes the method of submitting, examining, recording, and maintaining land data, but does not change the procedure for making authentic deeds by Land Deed Officials (PPAT). This study aims to analyze the implementation and validity of land transfer registration based on PPAT deeds through an electronic system, obstacles to its implementation, and the construction of Sale and Purchase Deeds that can be used as a basis for registration. The study uses a sociological juridical approach with analytical descriptive specifications. Primary data were obtained through semi-structured interviews with two PPATs and three informants at the Cirebon City Land Office selected by purposive sampling; secondary data were obtained through literature studies and analyzed descriptively qualitatively. The results of the study indicate that electronic registration is valid if the PPAT's authority, the parties' competence, clarity of the object, procedures for making the deed, conformity and integrity of documents, use of official systems, examination, recording, and authentication of land documents are cumulatively fulfilled. The main obstacles include system disruptions, data inconsistencies, scan quality, document completeness, human resource readiness, facilities and infrastructure, and coordination. The Deed of Sale and Purchase remain an authentic deed; The electronic element is in the transfer of media and the registration process.*

Keywords: *Electronic; Registration; System; Transfer; Validity.*

1. Introduction

Land registration is a legal instrument that provides the basis for certainty and protection of land rights. In the development of land services, digitalization is aimed at accelerating services, increasing transparency, and strengthening traceability of administrative processes. This transformation, however, goes beyond simply transferring files from physical to electronic formats. Changes in media and service delivery methods raise new issues regarding the relationship between source documents, electronic data, official authority, verification processes, and the legal validity of the final registration product. Several studies on digital certification emphasize that the success of land transformation is heavily

influenced by clear regulations, infrastructure readiness, and consistent procedures that ensure legal certainty.¹

The Land Deed Official holds a crucial position because the deeds they create serve as the basis for changes to land registration data resulting from certain legal acts. In the transfer of rights through sale and purchase, the Land Deed Official (PPAT) is not merely an administrative document, but rather authentic evidence arising from the authority of the position and specific procedures. Therefore, the use of electronic systems cannot be understood as replacing the function of the PPAT or as automatically creating an 'electronic PPAT deed'. The deed must still be created in accordance with the PPAT's official provisions, while the electronic elements primarily occur at the stages of media transfer, file submission, inspection, recording data changes, and issuing land documents. This distinction is important so that digitalization does not obscure the requirements for authenticity and the source of the deed's validity.²

Recognition of electronic information and documents expands the scope for technology use in legal and administrative services. In the land sector, documents issued or transmitted electronically must maintain integrity, accessibility, and a link to the source document. Studies on electronic certificates show that evidentiary power rests not only on digital form but also on authentication mechanisms, system security, and verifiable data integrity. Therefore, digital transformation needs to be integrated into an evidence and administrative system that remains subject to the principle of legal certainty.³

In practice, electronic systems provide convenience for Land Deed Officials (PPATs) because applications can be submitted through partner accounts without having to be physically present at the Land Office. However, this efficiency still depends on the quality of the data and documents prepared. Access disruptions, slow servers, unclear scan results, inconsistent file sizes, identity discrepancies, mismatched tax documents, or inconsistencies in object data can cause applications to be delayed and returned for correction. Studies on the digital transformation of land also show that technological issues, user capabilities, and coordination between law enforcement officers remain challenges that determine service effectiveness.⁴

¹Huda, N., & Wandebori, H., 2021, "Problems of Digital Land Certification Transformation", Marcapada: Journal of Land Policy, Vol. 1, No. 1, pp. 17-28.

²Yulianti, R., & Muslih, MZ, 2023, "The Validity of Electronic Land Deeds from the Perspective of Indonesian Land Law", Tambun Bungai Journal of Legal Studies, Vol. 8, No. 1, p. 45.

³Khasanah, DD, 2021, "Legal Analysis of the Legal Force of Electronic Land Certificates in Procedural Evidence in Civil Cases", Widya Bhumi, Vol. 1, No. 1, pp. 13-24.

⁴Kodiyat, BA, & Zamil, YS, 2023, "Digital Transformation of Land Services and Its Legal Challenges", Jurnal Rechts Vinding: Media for National Legal Development, Vol. 12, No. 2, p. 221.

Previous research has largely discussed the legal validity of electronic certificates, electronic mortgage services, or the status of electronic documents in general. Research on the authority of Land Deed Officials (PPAT) in electronic mortgages, the validity of certificate verification, and the implementation of digital services shows that the authority of officials and document inspection cannot be eliminated by system automation.⁵ However, an analysis is still needed that combines three aspects simultaneously, namely the validity of the registration of the transfer of rights originating from the PPAT deed, empirical obstacles to the working relationship between the PPAT and the Land Office, and the construction of the Sale and Purchase Deed which remains registrable when processed through an electronic system.

This issue is crucial because validity is not synonymous with smooth application processing. An application may be successfully submitted electronically but still face problems if the deed is prepared by an unauthorized official, the parties are incompetent, the object is unclear, the deed preparation procedure is violated, or the scan results do not match the source document. Conversely, technical glitches or inappropriate file sizes do not always invalidate a legal act, but they can create registration defects that delay changes to registration data. Differentiating between these types of defects and their legal consequences is necessary to ensure that corrective action is proportionate and does not alter the actual legal act.⁶

This study aims to analyze the implementation and validity of the registration of transfer of land rights based on PPAT deeds through an electronic system, including obstacles to the implementation and construction of Sale and Purchase Deeds that meet the provisions of the PPAT position and can be used as a basis for registration through an electronic system.

2. Research Methods

This research is empirical legal research with a sociological juridical approach and analytical descriptive specifications. Primary data were obtained through semi-structured interviews with five informants selected by purposive sampling, consisting of two Notaries/PPAT in the Cirebon work area, one Land Office service staff, one electronic service verifier/administrator, and one official who handles land registration data maintenance. Secondary data were obtained through a literature study of primary, secondary, and tertiary legal materials related to land registration, PPAT positions, electronic documents, and electronic land services. Data collection was carried out through interviews and literature studies. Data were analyzed descriptively qualitatively through data condensation or reduction,

⁵Anggraeni, SZ, & Marwanto, 2020, "Authorities and Legal Responsibilities of Land Deed Officials in the Implementation of Electronic Mortgage Registration", *Acta Comitas: Journal of Notary Law*, Vol. 5, No. 2, pp. 261-273.

⁶Bayanullah, M., 2022, "Legality of Electronic Mortgage Deeds", *Journal of Law and Notary Affairs*, Vol. 6, No. 5, pp. 594-612.

data presentation, drawing conclusions and verification, then reviewed with the theory of legal certainty, the theory of authority, and the theory of legal effectiveness.

3. Results and Discussion

3.1. Implementation and Validity of Registration of Transfer of Land Rights Through Electronic Systems

The electronic registration of land transfers takes place after the Land Deed Official (PPAT) as the source document has been completed. Research findings indicate that the electronic process does not replace the authentic process conducted before the PPAT. The parties are still present, their identities and authority to act are verified, the object is clarified, the deed is read or explained, and then signed according to official procedures. The deed and supporting documents are then transferred for submission through the ATR/BPN Partner system. This separation of stages aligns with the principle that the PPAT's duties are an essential part of maintaining land registration data, while the electronic system serves as a means of delivering and managing administration.⁷

The mechanism found in the field begins with checking the parties' identities and verifying the certificates. The Land Office (PPAT) matches names, addresses, identity numbers, rights holder status, title numbers, location, area, and other relevant data. Once the material and administrative requirements are deemed to have been met, a Deed of Sale and Purchase or other PPAT deed is drawn up and signed. The document is then scanned and uploaded along with the certificate, the parties' identities, Taxpayer Identification Numbers (NPWP), proof of BPHTB and Income Tax payments, and other supporting documents. Land Office officers check the completeness, legibility, and conformity of the data and documents, then process data changes if the files are deemed to meet the requirements.⁸

At the upload stage, the electronic system changes the administrative process but does not alter the source of accountability. The Land Office (PPAT) is responsible for ensuring that the media transfer results represent the source documents in their entirety and that the entered data matches the facts contained in the deeds and documents. The Land Office is responsible for conducting administrative checks, data matching, verification, recording data changes, and maintaining registration data. This division is important because digitization should not shift substantive responsibility to the application. The system only processes what is input and uploaded; the validity of the initial data remains influenced by the

⁷Government Regulation Number 37 of 1998 concerning the Regulations on the Position of Land Deed Making Officials as amended by Government Regulation Number 24 of 2016.

⁸Government Regulation Number 24 of 1997 concerning Land Registration.

accuracy of the PPAT, while the validity of the recording depends on the inspection of authorized officials.⁹

The legal basis for the use of electronic documents in land registration activities rests on the recognition of the implementation of registration through electronic systems and the issuance of electronic documents in land activities. The results of media transfers, application data, inspection records, and land documents issued through the system must be linkable to the source documents and traceable processes. In this context, electronic signatures or electronic seals are used on documents issued by authorized officials, not to replace the signing of the Sale and Purchase Deed by the parties before the Land Office (PPAT). Studies on the status of electronic documents and land data security place authentication and system integrity as crucial elements in building trust in digital administration products.¹⁰

The validity of registration based on a Land Deed (PPAT) through an electronic system must be tested cumulatively. The first element is the PPAT's authority. A deed can only serve as the basis for registration if it is drawn up by a PPAT appointed in accordance with the provisions and acting within their authority. Access to an official partner's account does not create new authority; the account only authenticates the system user's identity. Therefore, a lack of authority at the time of deed is not remedied simply because the application is successfully submitted through the electronic platform. Interview findings indicate that PPATs use verified ATR/BPN partner accounts and carry out their duties within their respective jurisdictions.¹¹

The second element is the parties' competence and authority to act. This is done through identity verification and supporting documents before the deed is signed, and the data is then re-matched before being entered into the system. Electronic systems do not automatically assess whether an individual is competent or has the authority to represent another party. Therefore, the Land Deed Official (PPAT) must still assess the subject's status, basis for action, required approvals, and identity consistency. Mismatches in the spelling of names, addresses, or ID numbers can result in the return of files because the entered data does not match the source documents. From a legal certainty perspective, accuracy at the pre-deed stage serves to prevent legal data errors from the outset.

The third element is the clarity of the object and legal act. The title number, location, area, name of the title holder, and the legal status of the object must be

⁹Yusuf, AMR, Kurniati, N., & Rukmana, YY, 2024, "Implementation of Electronic Land Registration at the National Land Agency and Land Deed Officials", ACTA DIURNAL Journal of Notary Law, Vol. 7, No. 2, pp. 271-289.

¹⁰Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 3 of 2023 concerning the Issuance of Electronic Documents in Land Registration Activities.

¹¹Interview with Lia Amalia, SH, Notary/PPAT in the Cirebon work area, July 6, 2026; additional interview, July 28, 2026.

precisely identifiable. Research shows that Land Deed Officials (PPAT) match certificate data with the data to be included in the deed, and any discrepancies in the object must be resolved before the application is submitted. While electronic systems provide access for checking and matching, they cannot automatically correct errors regarding the object. Consistency between physical and legal data remains a prerequisite for recorded data changes to truly reflect the legal transfer of rights.

The fourth element is compliance with the format and procedures for creating the deed. Birth certificates first go through the official procedures of a Land Deed Official (PPAT): the parties and witnesses are present, the contents of the deed are read or explained, and then the signing takes place in a series of steps. Research shows that the electronic process begins after the deed is completed and signed. This avoids the conceptual error that equates uploading a scan with electronic deed creation. Research on the policy for electronic PPAT deed creation also confirms that the requirement for authenticity cannot be ignored simply because digital means are available.¹²

The fifth and sixth elements are the conformity of the deed to the source document and the integrity of the uploaded document. Scanned documents are digital representations of the source document, so they must be complete, clear, legible, and not altered in substance. Page differences, cropped portions, poor resolution, or inconsistent data can cause an electronic document to no longer adequately represent the original deed. Therefore, the quality of the media transfer has direct administrative consequences: files can be requested to be corrected and re-uploaded. From an evidentiary perspective, the reliability of electronic data does not stand alone but is related to the ability to verify the origin and integrity of information.¹³

The seventh element is the use of official systems and the identity of authorized users. Applications are submitted through a PPAT partner account so that the application can be traced to the responsible user. The use of an official account serves as administrative control over system access, while official authority remains the basis for legal action. The eighth element is the inspection, recording, and authentication of final products by the Land Office. Officers not only verify that files have been submitted but also verify identities, tax documents, certificates, scans, and object data. If there are discrepancies between the old and

¹²Kamal, MRS, 2023, "Policy for Electronic PPAT Deed Making: Fulfillment of Authentic Requirements, Implementation, and Policy Alternatives", *Repertorium: Scientific Journal of Notary Law*, Vol. 12, No. 2.

¹³Permana, BA, Halim, A., & Uraidi, A., 2024, "Legal Power of Electronic Certificate Evidence in Civil Cases", *AKSES Scientific Journal*.

new data, recording is not performed until clear documentary evidence is available.¹⁴

These eight elements demonstrate that registration validity is multi-layered. A smooth application process is insufficient to produce a valid registration if the source deed is defective, and conversely, application disruptions do not automatically invalidate a legally executed deed. The electronic system is an administrative instrument that facilitates submission, inspection, and recording. The source of validity remains the authority of officials, the validity of legal acts, the accuracy of documents, the order of procedures, and the registration decision made by the Land Office. With this construction, legal certainty is built on the continuity between the authentic and electronic stages, not on either stage in isolation.¹⁵

Empirically, electronic services provide efficiency if all prerequisites are met. Land Deed Officials (PPAT) informants and service staff stated that if the documents are complete, the data is correct, and the system is running normally, the registration process can be completed in approximately 5 to 7 business days. If minor corrections are made, such as unclear scans or data that needs to be adjusted, the time can increase by approximately 1 to 3 business days. This finding suggests that service speed is more influenced by the quality of file preparation and system conditions than simply the existence of a digital platform. Digitization speeds up filing and monitoring, but still requires human review to maintain record accuracy.¹⁶

From the perspective of the theory of authority and legal certainty, these findings demonstrate two layers of control. The first lies with the Land Deed Official (PPAT), the official who ensures the validity of actions and deeds; the second lies with the Land Office, the institution that reviews and records data changes. An electronic system connects these two layers, creating a more traceable process trail. However, these benefits can only be achieved if data, documents, and authority are consistent. Therefore, the digitalization of land transfer registration is not a shift from law to technology, but rather the use of technology to exercise legal authority in a more orderly and measurable manner.

3.2. Obstacles and Solutions in the Implementation of Electronic Registration

The first and most obvious obstacle is technical disruptions to application and server access. Land Deed Officials (PPAT) reported that the server can slow down when many users access the system or during maintenance. The duration of the

¹⁴Interview with M. Harris Hidayatullah, S.Kom., Verification Officer/Electronic Service Administrator, Cirebon City Land Office, July 30, 2026.

¹⁵Tan, W., & Warouw, R., 2023, "Legal Certainty of Electronic Land Title Certificates in Indonesia," Bonum Commune Business Law Journal, Vol. 6, No. 1, p. 102.

¹⁶Interview with Lia Amalia, SH, Notary/PPAT in the Cirebon work area, July 6, 2026; additional interview, July 28, 2026.

disruptions is variable: some last a few minutes, others several hours. If the disruption occurs near the end of business hours, uploading or submitting applications can be continued the next business day. Land Office officials experience the same impact, as documents already in the system cannot be optimally accessed and reviewed when access is slow. Because the entire electronic process relies on an online system, server stability is a factor that directly affects the certainty of service times.¹⁷

The second obstacle arises at the document upload and verification stage. Physical documents must be converted into a system-acceptable format, making scan quality, file size, and readability critical. Research has found that excessively large files, blurry scans, incomplete documents, or inappropriate formats can hinder uploads. At the verification stage, issues are not solely technical. Discrepancies in identity data, incomplete tax documents, incomplete supporting documents, and discrepancies in land ownership data are also reasons for file corrections. Therefore, the quality of electronic documents is a combination of the technical quality of the converted data and the substantive quality of the data represented.

Administrative obstacles most often take the form of returning files for correction, not final rejection. Lia Amalia explained that in her experience, approximately 2 to 4 files per month are requested for correction, or approximately 10 to 20 percent of total applications. Budi Aripin reported a range of approximately 2 to 5 files per month, or approximately 10 to 20 percent. From the Land Office verification perspective, research data indicates a range of 3 to 6 files per month depending on the number of applications. These differences reflect variations in user burden and experience, but the underlying causes are consistent: mismatched identities, incomplete documents, mismatched tax data, unclear scan results, or different object data.¹⁸

Returning files has two sides. On the one hand, corrections extend completion time and add to the workload of Land Deed Officials (PPATs) because some steps must be repeated. On the other hand, the return mechanism serves as quality control to prevent errors from being directly introduced into land registration data. This research suggests that administrative corrections should not be viewed solely as system failures, but rather as part of the verification mechanism. However, the frequency of repeated corrections also indicates that the pre-upload process needs to be strengthened. The more thorough the inspection at the PPAT office, the less likely files are to be returned at the verification stage.

The next obstacle is adapting to system updates and technical regulations. Changes to the interface, upload procedures, document types, or verification flow require adjustments at both PPAT and Land Offices. Electronic systems change the

¹⁷Interview with M. Harris Hidayatullah, S.Kom., Verification Officer/Electronic Service Administrator, Cirebon City Land Office, July 30, 2026.

¹⁸Interview with M. Harris Hidayatullah, S.Kom., Verification Officer/Electronic Service Administrator, Cirebon City Land Office, July 30, 2026.

internal division of labor: staff need to understand data input, scanning, file compression, status monitoring, correction notes, and re-uploading. Therefore, service success depends not only on the capacity of the PPAT personally but also on the competence of staff assisting with electronic administration. Studies on electronic mortgage services demonstrate a similar need: synchronization between PPAT authority, user readiness, and digital service governance.

The availability of facilities and infrastructure is also crucial. Computers, scanners, printers, internet connections, and supporting devices are key tools in the media transfer and submission process. Having these devices isn't enough if their performance is low or the network is unstable. A scanner that produces unclear documents can increase the risk of files being returned; a slow computer can prolong the process; and an unstable network can interrupt uploads. These findings demonstrate that digitalization shifts some service risks from physical queues to the quality of technological infrastructure. Therefore, improving facilities must go hand in hand with improving user competency.¹⁹

Coordination between Land Deed Officials (PPAT) and the Land Office remains necessary, even though many steps are carried out through the app. When there are system disruptions, corrections, data discrepancies, or clarification needs, PPATs contact officers via text message, phone call, in-person communication, or visit the office when necessary. Informants stated that coordination generally runs quite well, and officers are quite responsive in providing explanations. The electronic system reduces the need for routine face-to-face meetings, but does not eliminate the need for professional communication in cases requiring interpretation, additional examination, or data completion.²⁰

Efforts to resolve obstacles begin with a pre-submission review. The Land Deed Official (PPAT) must verify the identity, property data, tax documents, certificates, deeds, and all supporting documents. Scans must be checked page by page to ensure there are no cut-offs and that all text is legible. File sizes are set according to system requirements. If discrepancies are found, documents are corrected or rescanned before submission. This preventative measure is more efficient than waiting for corrections to be received after the files are submitted to the Land Office.

From the Land Office's perspective, officers provide correction notes through the system when documents are inconsistent. These notes serve as a formal means of communication, documenting the reasons for the correction and the necessary actions. The Land Office then corrects the data or re-uploads the document according to the notes. If the problem is technical, officers first identify whether the problem originates from the local network or the central system. This

¹⁹Kodiyat, BA, & Zamil, YS, 2023, "Digital Transformation of Land Services and Its Legal Challenges", Jurnal Rechts Vinding: Media for National Legal Development, Vol. 12, No. 2, p. 221.

²⁰Interview with Laili Hairina, SH, Service Staff of Cirebon City Land Office, July 30, 2026.

mechanism demonstrates that the application is not only a delivery tool but also an administrative correction tool that creates a process trail.

During the data maintenance phase, resolution is achieved by matching old data, new data, and supporting documents. Hendra Pratama emphasized that data changes cannot be made without a clear basis. If there are discrepancies between old and new data, officials must verify the data before recording the changes. Corrections must be supported by supporting documentation and audit records to ensure accountability. This approach is crucial because errors in the land database have broader consequences than mere file errors; they can impact the identity of the rights holder or the recorded object.²¹

Improving human resource capacity is another part of the solution. Land Offices (PPAT) and staff undergo socialization or training when system updates occur, and internal division of tasks is established so that input, document review, and uploading are not dependent on one person. This research shows that staff accuracy is a determining factor in reducing repeated errors. The use of pre-upload checklists, cross-checking by a second officer, and final verification by the Land Office can improve file quality. Thus, the effectiveness of legal services in digital services is closely linked to the competence of implementers, adequate facilities, and consistent work procedures.

The findings of these obstacles and efforts to resolve them align with the theory of legal effectiveness, which positions legal factors, law enforcement, facilities, and the community as interconnected elements. Adequate regulations will be ineffective if the server is unstable or users are unable to follow procedures. Conversely, good infrastructure does not provide legal certainty if the submitted documents are incorrect. The effectiveness of electronic registration must therefore be assessed based on procedural accuracy, completeness, security, verifiability, efficiency, speed, and accuracy of recording, not solely on the success of file uploads.²²

Table Summary of Obstacles and Efforts to Resolve Electronic Registration

Types of Obstacles	Empirical Findings	Resolution Efforts
System failure	Slow access of a few minutes to a few hours; may be delayed to the next business day.	Waiting for system recovery, coordinating with officers, strengthening infrastructure.
Uploading documents	The file size is too large, the scan results are not clear, the document is incomplete or the format is not correct.	Re-scanning, file size adjustment, pre-upload check.
Data mismatch	Differences in identity, tax data, supporting documents, or land object data.	Source document matching, data correction, re-uploading.

²¹Interview with Hendra Pratama, SH, MH, Official in Charge of Land Registration Data Maintenance at the Cirebon City Land Office, July 30, 2026.

²²Tatipang, W., Muaja, HS, & Lawotjo, S., 2026, "Implementation of Electronic Land Certificates in Online Land Registration Based on ATR/BPN Regulation Number 3 of 2023", Lex Crimen.

File return	Approximately 2-5 files per month at PPAT or approximately 10-20%; Land Office verification is approximately 3-6 files per month.	Improvement notes through the system and targeted follow-up.
Human resources and facilities	Adaptation to system updates and dependence on computers, scanners, printers, and the internet.	Training, task allocation, checklists, and infrastructure improvements.

Source: Primary data and research analysis results, 2026 (processed).

3.3. Construction of a Deed of Sale and Purchase as the Basis for Registering Transfer of Rights Through an Electronic System

The Deed of Sale and Purchase serve as the connecting point between the parties' legal actions and the maintenance of land registration data. Its status as an authentic deed determines the register ability of the transfer of rights. Electronic systems can expedite the submission and verification of documents, but they cannot correct defects in authority, incompetence of parties, unclear objects, lack of agreement, or inaccurate statements in the deed. Therefore, the construction of the Deed of Sale and Purchase used for electronic registration must be built on a layered basis: materially valid, formally correct, evidentially strong, data-consistent, and process traceable.²³

The first material requirement relates to the subject matter. The seller must truly possess the property, and the buyer must meet the requirements to receive the rights. A PPAT (Deed Official) must not merely copy the identity but also ensure the capacity and basis for the authority to act. If a party acts under power of attorney or as an organ of a legal entity, the basis for the representation must be examined. Capacity must be distinguished from authority to act: a person may be generally competent but not authorized to conduct specific transactions on behalf of another party. Accuracy in the subject matter element prevents the deed from recording actions that the parties present cannot actually perform.

The second material requirement relates to the object. The object must be uniquely identifiable through the type of right, the right number, the location, the area, and the rights holder's data. Electronic certificate verification helps ensure the object's administrative status, but the verification does not stop with the system's results. Land Offices (PPATs) must still ensure the conformity of the source documents and the relevant legal status. If there are discrepancies between the certificate, deed, and the data in the system, these discrepancies must be resolved before signing or submitting the registration. In principle, a single object must have a consistent identity across all documents.

The third material requirement is the agreement, price, payment, and required permits or approvals. The deed must truthfully reflect the economic facts. If the deed states that the price has been paid in full, this statement must be in

²³Moechthar, O., 2024, Notary Law: Techniques for Making Notarial Deeds and PPAT, Prenada Media, Jakarta.

accordance with the actual circumstances and supported by evidence that can be kept as a document. If payment has not been completed and the element of settlement still determines the sale and purchase, the PPAT should not declare the transaction as if it has been completed. Similarly, the consent of the spouse, co-owners, or legal entity must be available if required. This substantive truth is important because the electronic system will only record what is stated in the deed.

Formal requirements examine how the deed is drawn up. The Land Deed Official (PPAT) must be authorized, the parties present, and at least two qualified witnesses present during the deed's drafting. The PPAT must read or explain the contents of the deed so that the parties understand the identity, object, price, payment status, transfer, guarantee, taxes, and consequences of the transfer. The deed is then signed in a series by the parties, witnesses, and the PPAT. This procedure forms part of the authenticity of the official act and is not replaced by the upload process. Research on electronic PPAT deeds confirms that compliance with authentic procedures remains a critical threshold when technology is used in land services.²⁴

The anatomy of a Deed of Sale and Purchase should facilitate readability and inspection. The opening section lists the identity of the Land Deed Official (PPAT) and the time and place of its preparation. The comparison section lists the identity of the seller and buyer, as well as the basis for their authority to act. The premises or considerations explain the basis of the rights and documents being reviewed. The core clauses explain the sale and purchase agreement, the object, the price, the method of payment, the transfer, and the acceptance of rights. Additional clauses regulate the seller's guarantee, physical possession, taxes, fees, and relevant agreements. The closing section records the reading or explanation, the presence of witnesses, the understanding of the parties, and the signing all at once. A clear structure facilitates matching between the deed, the deed, and the data to be input.

The compatibility of a Deed of Sale and Purchase with electronic registration requires continuity between the physical document and its digital representation. In research practice, Deeds of Sale and Purchase are still prepared and signed in person in accordance with PPAT procedures. Electronic systems are used for checking, submitting applications, uploading media transfer results, auditing, maintaining data, and monitoring status. Therefore, the correct construction is an authentic Deed of Sale and Purchase as the source document for electronic registration, not simply an electronic Deed of Sale and Purchase. This

²⁴Government Regulation Number 37 of 1998 concerning the Regulations on the Position of Land Deed Making Officials as amended by Government Regulation Number 24 of 2016.

understanding maintains the boundary between the formation of evidence and the land administration process.²⁵

Register ability is a quality that must be distinguished from material and formal validity. A deed may be the result of a valid legal act and executed according to procedure, but the application may still be returned if the tax documents have not been verified, the identity data is inconsistent, the scan is illegible, the file does not meet the requirements, or the supporting documents are incomplete. Such defects do not necessarily invalidate the sale and purchase, but they prevent changes to the registration data until the deficiencies are corrected. This distinction is important to ensure that administrative corrections are not equated with deed cancellation, and that fundamental defects are not treated as ordinary technical errors.²⁶

Based on normative analysis and field findings, the ideal construction model is formulated through five principles: legality of the act, authenticity of the official act, evidentiary integrity, data compatibility, and process traceability. Legality of the act requires that the subject be entitled and competent, the object is clear and transferable, the agreement is free, the price and payment are correct, and the permit or approval is available. Authenticity of the official act requires that the Land Deed Official (PPAT) is authorized, the parties and witnesses are present, the contents are explained, and the signing takes place in a single sequence. Integrity of the evidence requires that every important statement has a source document. Data compatibility requires that the identity and object are consistent with the database. Process traceability requires that the original deed, uploaded evidence, correction history, and follow-up documentation be stored.²⁷

This model can be implemented through three stages of control at the Land Deed Official (PPAT) office. The first stage is a pre-deed inspection before the scheduled signing, covering identity, capacity, object, approval, payment, taxes, and supporting documents. The second stage is a final deed inspection before signing, to ensure the deed's wording matches the documents and the inspection results. The third stage is a pre-upload inspection, which compares the original, scanned, supporting documents, and system entries. This three-stage division prevents the office from relying on a single inspection at the end of the process and reduces the risk of recurring errors.

²⁵Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 3 of 2023 concerning the Issuance of Electronic Documents in Land Registration Activities.

²⁶Bayanullah, M., 2022, "Legality of Electronic Mortgage Deeds", Journal of Law and Notary Affairs, Vol. 6, No. 5, pp. 594-612.

²⁷Yusuf, AMR, Kurniati, N., & Rukmana, YY, 2024, "Implementation of Electronic Land Registration at the National Land Agency and Land Deed Officials", ACTA DIURNAL Journal of Notary Law, Vol. 7, No. 2, pp. 271-289.

The legal consequences of non-compliance with the construction must be differentiated according to the type of defect. Material defects can render an act void, voidable, or unenforceable, depending on the element violated. An unauthorized seller, an object not belonging to the seller, or a prohibited transaction can undermine the basis for a transfer. Defects in the will can provide grounds for an aggrieved party to request annulment. The absence of required consent can also affect the binding force of the transaction. These types of defects cannot be resolved simply by correcting files or data in the system.

Formal defects in the position can reduce the authenticity of the deed and hinder registration. Deeds executed without authority, without the required attendance, without proper witnesses, or without proper reading and signing procedures risk not achieving the authenticity they deserve. Conversely, administrative errors that do not change the substance, such as unclear scans or file sizes, can be corrected through administrative mechanisms. The Land Deed Official (PPAT) must distinguish between data corrections, document completion, justified corrections, and circumstances requiring re-conduct of the legal act. Accurate classification protects parties from corrective actions that exceed their authority.

A registration defect occurs when a deed is not inherently invalid, but registration cannot be processed because administrative requirements have not been met. Consequently, the application is returned or rejected until the data and documents meet the requirements. If corrections are not made promptly, the buyer will not have certainty regarding the land registration data because the change in rights has not been recorded. To prevent this situation, the deed and deed must be prepared in accordance with the requirements for electronic registration: consistent identity data, complete and legible scans, complete tax and permit documents, uploads via official accounts, and a documented electronic trail. Therefore, constructing a good Deed of Sale and Purchase does not stop at ensuring the deed's validity but also ensures that the deed can be transformed into registration data without losing integrity.

These findings demonstrate that the quality of the Deed of Sale and Purchase and the quality of electronic registration are interdependent but not identical. The deed is the source of legitimacy for legal acts, while the electronic system is the administrative mechanism for communicating, verifying, and recording the consequences of those acts. When both layers are properly managed, technology enhances traceability and efficiency without diminishing the authentic function of the Land Deed Official (PPAT). Conversely, if the system is deemed capable of replacing material inspections or official procedures, digitalization has the potential to create uncertainty. Therefore, a multi-layered compliance model is a way to maintain continuity between civil law, the authority of the Land Deed Official (PPAT), and digital land administration.

In the context of the latest developments discussed in this thesis, studies from 2025 and 2026 also show increasing attention to the status of electronic

documents, data security, and the application of electronic certificates in land registration. This reinforces the relevance of the research findings that digitalization requires a balance between technological reliability and legal discipline. Enhanced system security needs to go hand in hand with human verification, access control, document integrity, and auditable correction procedures. Thus, electronic land transformation can progress without eliminating the formal and evidentiary character inherent in land legal acts.²⁸

4. Conclusion

Based on the research results, it can be concluded that the registration of transfer of land rights based on a PPAT deed through an electronic system is valid if all legal and administrative elements are cumulatively fulfilled. The PPAT deed remains made as an authentic deed according to the provisions of the position, while the electronic system is used at the stages of media transfer, uploading, inspection, verification, recording data changes, data maintenance, and issuance of land documents. Validity is determined by the PPAT's authority, the competence and authority to act of the parties, clarity of the object, compliance with the deed preparation procedures, conformity of the media transfer results with the source documents, document integrity, use of the official system, and inspection and recording by the Land Office. Its implementation still faces system disruptions, uploading and verification problems, data inconsistencies, file returns, adaptation to system updates, and limited human resources and facilities. The Sale and Purchase Deed that serves as the basis for registration must meet material and formal requirements, evidence integrity, data compatibility, and process traceability so that it is not only valid as a deed but also worthy of being registered electronically. It is recommended that the Ministry of ATR/BPN and the Land Office continue to improve infrastructure reliability, data security, clarity of technical instructions, and training support for users. Land Office Officials (PPAT) need to strengthen pre-deed inspections, final deed inspections, and pre-upload inspections with documented checklists, particularly regarding the conformity of identity, object data, taxes, permits, scan results, and system input. Coordination between PPAT and the Land Office needs to be maintained through clear correction records and responsive communication. In preparing Deeds of Sale and Purchase, PPATs must maintain a clear separation between the preparation of authentic deeds and electronic administration, store source documents in an orderly manner, and ensure that every data change has a document that can be accounted for so that digital services result in orderly administration and legal certainty.

²⁸Fitria, B., & Prianto, Y., 2025, "Data Security Guarantee in Electronic Systems according to the Regulation of the Minister of ATR/BPN Number 3 of 2023", Kertha Semaya: Journal of Legal Science.

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Interview:

Interview with Lia Amalia, SH, Notary/PPAT in the Cirebon work area, July 6, 2026 and additional interview on July 28, 2026.

Interview with Laili Hairina, SH, Service Staff of Cirebon City Land Office, July 30, 2026.

Interview with M. Harris Hidayatullah, S.Kom., Verification Officer/Electronic Service Administrator of the Cirebon City Land Office, July 30, 2026.

Interview with Hendra Pratama, SH, MH, Official in Charge of Land Registration Data Maintenance at the Cirebon City Land Office, July 30, 2026.