



**GOVERNMENT OF MIZORAM
LAND REVENUE AND SETTLEMENT
DEPARTMENT**

**THE MIZORAM
(LAND REVENUE) RULES, 2013**

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In exercise of the powers conferred by section 132 of the Mizoram (Land Revenue) Act, 2013 the Governor of Mizoram is pleased to make the following Rules, namely:

General**PART 1****Short title, extent and commencement**

1. (1) These rules may be called the Mizoram (Land Revenue) Rules, 2013.
- (2) It shall have the like extent as the Act.
- (3) They shall come into force from the date of publication in the Official Gazette.

2. Definitions

In these Rules, unless the context otherwise requires:-

- (1). (a) "Act" means the Mizoram (Land Revenue) Act, 2013. (Act No.5 of 2013);
- (b) "Additional Director" means Additional Director appointed by the Government subordinate to the Director;
- (c) "Assistant Director" means Assistant Director of Land Revenue and Settlement appointed by the Government to assist Director, Land Revenue and Settlement who shall be subordinate to the Deputy Director;
- (d) "Collecting Agent" means any persons or group of persons appointed or authorised by the Government who had executed Deed of agreement with Revenue Department to collect land revenue, taxes, etc;
- (e) "Controller of Land Records" means and includes the Director of Land Revenue & Settlement, Govt. of Mizoram who shall function as Controller of all land records in Mizoram;

- (f) **“Director”** means the Director of Land Revenue and Settlement; Government of Mizoram;
- (g) **“Deputy Director”** means Deputy Director appointed by the Government for the purpose of Revenue Administration who shall be subordinate to Joint Director;
- (h) **“Joint Director”** means the Joint Director appointed by the Government subordinate to the Director;
- (i) **“Juristic person”** is synonymous with a “juridical person”, “legal person” or “artificial person”. Such persons are created, either by obtaining the express approval of the legislature or by following special procedures for the creation of such persons. Juristic persons may also be known as companies or corporations or incorporations or societies or associations or institutions or church or similar terms as the case may be depending upon local legislation from time to time;
- (j) **“Land Holder”** means a person or juristic person to whom land allotment, whether for permanent or temporary, period has been made by competent authority;
- (k) **“Land Settlement”** means the settling of land under the Act and these Rules with individual person or persons or juristic person who entered into an agreement with the Government to pay land revenue and include survey, demarcation of boundary and classification to such settlement;
- (l) **“Lessee”** means a lease of land granted to an individual or society or juristic persons under certain conditions laid down in rule 7 and 8 of these Rules;
- (m) **“Mixed Farming”** means an area used for cultivation of crops, plantation of trees for commercial use, animal husbandry, pisciculture and other agricultural activities without confining to a particular agricultural activities;
- (n) **“PAN”** means Permanent Account Number under section 49A of the Income Tax Act, 1961;
- (o) **“Partition”** means the division of a holding into two or more such holdings each separately liable for the revenue assessed thereon;

- (p) **“Periodic Patta”** means a prescribed Land Settlement document setting agricultural land periodically whereby an individual has entered an agreement with the Government to pay land revenue, taxes, cesses at the rate legally assessed or imposed in respect of the land so leased out;
- (q) **“Periodic Patta holder”** means licensed cultivator of land for a limited tenure of period who has acquired rights under section 25 of the Act;
- (r) **“Periodic Lease”** means a lessee of periodical lease of land or limited tenure who has acquired the rights of lease holder under section 28 of the Act;
- (s) **“Revenue Circle Officer”** means Revenue Circle Officer appointed or designated by the Government to look after revenue administration with such Revenue Circle.
- (t) **“Revenue Circle”** and **“Revenue Village”** means Revenue Circle and Revenue Village constituted under Schedule I of the Mizoram (Land Survey and Settlement Operation) Rules, 2009;
- (u) **“Revenue Commissioner”** means the Revenue Commissioner appointed by the Government and includes Secretary to the Government of Mizoram, Revenue Department;
- (v) **“Revenue Sub-Division”** means Sub-Division (civil) as defined by General Administration Department, Government of Mizoram;
- (w) **“Section”** means section of the Act;
- (x) **“Site Allotment Advisory Board”** means Site Allotment Advisory Board constituted by the Government to screen and clear the application for allotment of land for agricultural and non-agricultural purposes;
- (y) **“Town area”** means the area of such town demarcated for the purpose of Revenue administration as may be notified by the Government or any authority authorized by it from time to time;
- (z) **“UID Number”** means Unique Identification Number issued by Unique Identification Authority of India, Planning Commission, Government of India.

- (2). Expressions and words used in the Act which appear need not to define in these rules shall have the same meaning in these Rules.

PART - 2

3. Power of the Government for allotment of land

- (1) For allotment of any category of land by the State Government, application is to be made in relevant application as prescribed in **Form-1 or Form-2 or Form-2A or Form-2B** as the case may be. Applications may be submitted to the Settlement Officer or Assistant Settlement Officer of the district where vacant land is available or notified.
- (2) No allotment of land of any category shall be made to the person or juristic person who is ineligible in terms of sub-section (16) and sub-section (45) of section 2 of the Act or a minor below 12 years of age and other conditions as prescribed in the rules.
- (3) Preference may be given by Site Allotment Advisory Board or Mizoram Public Investment Board to war widows, victims of terrorism, outstanding sports persons having excelled at international level, winner of prestigious National or International Award or permanent disabled persons or eminent persons of the state of Mizoram. The Mizoram Public Investment Board (MPIB) shall consist of Chairman, Member Secretary and other members as prescribed in **Schedule** of these Rules.
- (4) The application for land allotment under any category shall be carefully examined by Mizoram Public Investment Board or Site Allotment Advisory Board having regard to the followings:-
- (a) The identity and status of the applicant has to be ascertained;
 - (b) Whether the land area applied for is within the ceiling limit;
 - (c) Whether the land applied for falls within the land zoning as determined by the Master Plan of Mizoram Urban and Regional Planning authority or Plan of Municipality or Plan prepared by the Aizawl Development Authority as the case may be;

- (d) Whether the allotment of land or use of land would contravene or disturb or obstruct for the present or future spatial development on the basis of Master Plan approved by the government or local body in the area;
 - (e) Whether, the land applied for, if allotted, will infringe or be detrimental to the following:-
 - (i) public safety;
 - (ii) public health;
 - (iii) effect on public convenience;
 - (iv) effect on environment or pollution;
 - (v) general public order;
 - (vi) natural beauty of the area;
 - (vii) infrastructural development of the government.
 - (f) The Mizoram Public Investment Board will be an Apex Board for accepting and recommending a project in a holistic manner and the question of land allotment (for the project) will be examined depending upon the merit of the project;
 - (g) To examine and analyze the broad contours of an investment proposal particularly in respect of feasibility aspect of the Projects after considering due diligence by the Planning Department or the Finance Department;
 - (h) To see that proposed requirement of land is important integral part of the projects. Such proposed projects for funding under any sources are routed through their respective Administrative or Line Departments with feasibility comments;
 - (i) To judiciously examine all projects submitted by NGOs, Society, Individuals and Government having socio-economic importance to the state and there is no duplicity with other on-going projects.
- (5) No reference is required to be made for clearance or recommendation of the Mizoram Public Investment Board (MPIB) in respect of allotment for any individual or any firms or any company or non-governmental organisation or churches or government department as indicated below:-

- (a) In the case of individual or firm or companies or NGO for educational institution and setting up industrial unit, if the land area applied for is less than 5 bighas or 6,689 square metre;
 - (b) In case of Church for the purposes of church buildings, quarters or hall, etc. if the land area applied for is less than 3 bighas or 4,013.40 square metre;
 - (c) For Government Department's offices, quarters, etc. if the land applied for is less than 10 bighas or 13.378 square metre.
- (6) The Government may entrust Local Council or Village Council, as the case may be the management of land for the exclusive purpose and public utility. Such delegation of land will be conveyed in writing with necessary terms and conditions.

Provided that no land shall be allotted to any organisation or institution or individual in the same town or sub town or village if the land already allotted to any of the category mentioned in this proviso exceeding 50 bighas or 66,890 square metre.

- (7) In addition to clause (e) of sub-rule (4) of rule 3, Government may declare by issue of notification to reserve any portion or area as excluded area or restricted area for allotment of land.

PART-3

4. Survey, measurement and demarcation of land for allotment

- (1) For every case of proposed allotment or settlement of land, the Settlement Officer or the Assistant Settlement Officer or Assistant Survey Officer shall conduct survey, measure and demarcate the land accurately preferably using as far as possible accurate gadgets or survey instruments and clear sketch maps shall be prepared. The sketch map will contain wider geographical reference to the area and a second sketch map shall be a micro map indicating the length and breadth in metre and the total area of the land shall be in square metre.
- (2) The technical report accompanied by survey and measurement report and other documents required such as No Objection Certificate from neighbouring land holder if any, shall be screened by the Site

Allotment Advisory Board or Mizoram Public Investment Board as the case may be. The case with recommendation of the Board shall be submitted to the Government through Director, Land Revenue and Settlement for decision of the Government.

- (3) Detailed description of land to be allotted shall be accompanied by inventory of factual position of the existing land including crops, trees, natural growth vegetation, stone-quarry, etc. which will be forming mandatory part of the Technical Report. The technical report will be prepared by the Assistant Survey Officer of the district.
- (4) At the time of allotment of any land of any category, there shall be clear identifiable boundary description accompanied by fixing of prescribed pillars firmly to the ground. Expenditure for the pillars and the cost of labour, if any, will be borne by the applicant. The total area recorded will not be altered later whatsoever.
- (5) After obtaining approval or decision of the Government House Pass or Shop Pass or Stall Pass or Periodic Patta or Land Lease as the case may be, shall be issued by Settlement Officer or Assistant Settlement Officer of the district.

Provided that prior to allotment of land of any nature there shall be "No Objection Certificate" from the person holding the land in the adjoining area countersigned by the concerned chairman Local Council or President Village Council as the case may be. A certificate of no objection as prescribed in **Form-3** shall necessarily accompany technical report.

- (6) No land shall be processed for allotment within the areas of 800 metres measuring from the centre on either side of the following rivers:-

(a) Tlawng;	(b) Tut;
(c) Teirei;	(d) Langkaih;
(e) Chemlui;	(f) Serlui;
(g) Tuivawl;	(h) Tuirini;
(i) Tuirial;	(j) Kau;
(k) De;	(l) Phairuang;
(m) Tuiruang;	(n) Khawthlangtuirui;
(o) Mat;	(p) Tuichang (Lunglei District);
(q) Tuichang ;	(r) Tuipui;
(s) Tiau;	

- (7) No land shall be processed for allotment in favour of persons or juristic persons who are not eligible as per the Act.
- (8) No land shall be processed for allotment in favour of a person below the age of 12 years.
- (9) All technical work as indicated in sub-rule (1) to (5) of this rule shall be carried out based on the 'work calendar' determined by the Director.

5. **Allotment of land for agricultural purposes**

Allotment of land for agricultural purposes shall be made either by Periodic Patta or by land lease for specific tenure and for specific purpose, such as, commercial plantation, horticultural farming, agricultural farming etc. The holder of Periodic Patta or lease holder shall have to comply with terms and conditions laid down in these Rules.

6. **Conditions for issue of Periodic Patta**

Subject to Rule 3 and Rule 4 of these Rules, allotment of land under Periodic Patta shall be processed as prescribed hereunder:

- (1) Maximum area that can be allotted for permanent plantation for person or juristic person is 60 (sixty) bighas or 80,268 square metres per family or per juristic person domiciled in the State of Mizoram.

Explanation: Permanent plantation means and includes a plantation or a colony or estate for growing aloe vera, bamboo, coffee, oil palm, rubber, sugarcane, tea, teak, tung, and includes medicinal plants, horticultural orchards and floriculture.

- (2) The authority to issue Certificate as explained in sub-section (16) of section 2 of the Act will be Home Department, Government of Mizoram.
- (3) Allotment of land for agricultural purposes in the first instance shall be made on Periodic Patta subject to recommendation of Site Allotment Advisory Board. The constituent of Site Allotment Advisory Board shall consist of the Chairman and Member Secretary

and other Members as may be notified by the Government from time to time. The period of office and terms of reference may also be notified by the Government from time to time.

- (4) After approval of the Government, Director or Settlement Officer or Assistant Settlement Officer may issue Periodic Patta as prescribed in **Appendix-III**.

7. **Allotment of Land under Lease**

Subject to Rule 3 and Rule 4 of these Rules allotment of land under lease shall be made as under:-

- (1) Application in prescribed form duly signed by authorized person should be made and accompanied by a mandatory comprehensive plan of intended purpose of use. Land will be used for the “intended purpose” duly declared in the application for land allotment. Survey and demarcation of land shall be conducted by Surveyor or Surveyors as per provisions under sub-rule (1) to (3) of rule 4 of these Rules and Technical report shall, in addition to other required documents, be accompanied by Certificate of Acceptance as prescribed in **Form-4**
- (2) Allotment of land beyond 60 (sixty) bighas or 80,268 square metres shall be in exceptional and justifiable grounds and it shall also require the recommendation of Public Investment Board. After obtaining approval of Government Land Lease will be issued by the Director or the Settlement Officer on the basis of recommendation by Mizoram Public Investment Board which will be on fixed tenure land lease. The application should be submitted to the Mizoram Public Investment Board as prescribed in **Form-5**. The application will be forwarded by the Settlement Officer to the Government through the Director. Application before the Mizoram Public Investment Board must be accompanied with payment of non-refundable application fee of Rs.1500/- using a Treasury Challan.

(3) Tenure of land lease as determined by the Government is as under:-

Sub-clause	Category	Maximum tenure that can be granted at one time (years)
(a)	Central Government/State Government Department projects, establishments and including Industrial estates, Special Economic Zone (SEZ) including Technology park, software park, Public playground, place of worship, graveyard.	99 (ninety nine) years
(b)	Religious places other than place of worship or charitable institutions run by NGOs or Social forestry or Park or Public water point or sports facilities or public amenities like library etc. run by NGOs or Non-Government hospitals	50 (fifty) years
(c)	Non-Government educational institutions or warehouse, cold storage, oil depot or Industries, etc.	25 (twenty five) years
(d)	Others	15 (fifteen) years

Provided that on the facts and circumstances of the legitimate requirements, the Government is authorized to alter the tenure of land lease from time to time.

- (4) Development of land for the intended purpose should be done within 2 (two) years from the date of allotment by Revenue Department.
- (5) Leased land will not be disposed or transferred by the allottee or lessee under any circumstance except by inheritance within the tenure of the lease as under:-
- a) Within a family.
 - b) Within Association of Persons or Body of Individuals or Society or Trust duly authorized by a Resolution passed by a majority.

- c) Within Government organisation, duly authorized by Secretary of the concerned administrative department.

Provided that such application for inheritance would be subject to prior approval of the Government.

- (6) At initial stage only Provisional Lease Certificate will be issued. Land allotted under lease will be:-
- (a) Properly demarcated with the assistance of Revenue Department using boundary pillars prescribed by the Revenue Department.
 - (b) Boundary wall or proper fencing shall be put up by the allottee within six months from the date of issue of provisional land lease certificate.
 - (c) Regular Land Lease Certificate will be issued only after satisfactory fulfilment of the two conditions above as prescribed in **Appendix-V**.
- (7) The conveyance deed for Land Lease Certificate will be registered under the Registration Act, 1908.
- (8) Annual Lease rent should be regularly paid within each financial year. If the lessee fails to pay the Government any sums payable under the lease on the respective dates on which they are made payable he shall pay interest at the rate of 12 percent per annum on such amounts from the dates on which they were so payable until the date of payment of recovery.
- (9) Application for renewal of Land Lease should be submitted to Revenue Department 6 months before expiry of land lease.
- (10) Once any land held under land settlement certificate is transferred or alienated in favour of juristic person, land holding shall undergo change to become land under lease.
- (11) The Government has reserved the right to all stone quarries or all mines, minerals, minerals oils, natural gas or petroleum and of all buried treasures with full liberty to search for and work the same. Compensation shall be paid to the lessee for any damage caused to the building or structure due to work executed for the above reason.

- (12) If the lease has no further use of the land for which it was leased, he shall surrender the land free of cost to the Government of Mizoram. He may claim the cost of building and other works executed in the land at P.W.D. schedule of rates.
- (13) The existing public road within the areas of the land lease will remain opened to the public. Repair and improvement of the road as considered necessary by the Government may also be done even during the validity of the lease.
- (14) The Government or officer so authorized may at any time order for the demolition or alteration of any new building or extension of any building either completed or under construction, if in the opinion of the said authority, such new building or extension would be against the public interest and the holder shall comply with the order.
- (15) The Certificate holder shall comply with any orders issued by the Government or authorized officer for the purpose of improvements of civic sanitation and to keep the land free from danger to life and properties such as epidemic disease, fire, etc.
- (16) The lessee or his local representative shall permit the officers and servants of the Government with or without at all working days between sun rise and sun set to enter upon the lands aforesaid to view the condition and state thereof after the lease is given.
- (17) The certificate may be changed or altered in accordance with the Acts and Rules as amended by the Government of Mizoram from time to time.
- (18) Application in prescribed form duly signed by authorized person should be made and accompanied by clear and comprehensive plan of intended purpose of use.
- (19) Land will be used for the “intended purpose” duly declared in the application for land allotment.
- (20) Development of land for the intended purpose should be done within 2 (two) years from the date of allotment by Revenue Department.

8. Conditions for cancellation of land lease

- (1) Failure to develop land after expiry of 2 years.
- (2) Land is applied or used otherwise than the intended purpose.
- (3) Land is sub-let or sub-leased to a third party.
- (4) Inheritance in any form without approval of government or knowledge of the government shall be deemed to be unauthorised sub-let of the land.
- (5) The occupation of land is causing public nuisance or public inconvenience or adverse effect on public health or the manner of use of land violates public order or natural beauty of the area.
- (6) Default to pay lease rent for more than 6 months.
- (7) Failure to seek renewal of lease after expiry of tenure.

9. Conditions for issue of Agricultural Land Settlement Certificate

- (1) Before issue of Agricultural Land Settlement Certificate the Settlement Officer or the Assistant Settlement Officer as the case may be, has to observe all technical exercises and formalities as provided in rule 4 of these Rules. In addition, before granting conversion of Periodic Patta into Agricultural Land Settlement Certificate (ALSC), the Settlement Officer or the Assistant Settlement Officer or the Assistant Director of Survey shall satisfy himself or herself with the following conditions:-
 - a) that there shall be a cogent and comprehensive report of quality of land use. A false certificate will result in automatic cancellation of land settlement certificate and the official concerned will be proceeded against under the provisions of Central Civil Services (Classification, Control and Appeal) Rules,1965;
 - b) that the land holder has been paying annual land revenue determined by the government from time to time;
 - c) that the tenure of Periodic Patta has not lapsed.
- (2) After satisfactory fulfilment of all technical formalities the Controller of Land Records or Settlement Officer or Assistant Settlement Officer shall issue Land Settlement Certificate as prescribed in **Appendix-I**.

Provided that in case there is excess or surplus area in the survey and demarcation of land recorded under Periodic Patta; if the Periodic Patta holder wishes to convert his Periodic Patta into Agricultural Land Settlement Certificate, the Periodic Patta holder shall have to pay a redemption fee and land revenue for the excess area. The redemption fee shall be determined by the government whereas land revenue shall be calculated from the date of allotment of land under Periodic Patta. The case will be considered on merit.

10. **Terms and conditions of Periodic Patta (PP)**

- (1) The Agricultural Land temporarily allotted to the holder of the Periodic Patta shall not utilize the land wholly for another purpose than specified.

Explanation: Failure to utilize the land for the intended purpose to the extent of 60 per cent of the land area will be deemed to be diversion of land from the intended purpose.

- (2) The holder of periodic patta shall pay annual land revenue and other taxes, cesses and at the rate payable in the Periodic Patta. As provided in section 54 of the Act, the rate of revenue and other taxes, cesses may be increased by the Government from time to time or the land may be re-classified by the Government or by the Officer so authorized.
- (3) The holder of Periodic Patta has no right to obstruct the reservation of mine, stone quarry, etc. made by the Government within the land allotted to him. The Government shall have unhindered access to further exploration and extraction of the same.
- (4) The Government or officer authorized may, at any time, order for the alteration or demolition of fencing either completed or under construction in it, if, in the opinion of the said authority, such fencing is against the public interest, and the holder shall comply with the order.
- (5) The holder of Periodic Patta has no right whatsoever to transfer the land whether in part or in whole except in accordance with the provisions of the Act.

- (6) The holder of Periodic Patta shall comply with any orders issued by the Government of Mizoram, or officer so authorized in the interest of public health, public convenience, safety of general public.
- (7) The holder of Periodic Patta has the right to clear the land and to burn or dispose of forest produce in it for the sole purpose of cultivation.
- (8) The Periodic Patta may be cancelled at any time even before the expiry of the tenure, if the same is required for the public purposes but reasonable time shall be given to the holder for collection of the Agricultural products in it.
- (9) The Periodic Patta shall be treated as cancelled automatically if it is not renewed on application within 6(six) months before the date of its expiry.
- (10) If the holder of Periodic Patta has no further use of the land at the expiry of the period of allotment, he shall compulsorily surrender the Periodic Patta to the Government.
- (11) Violation of any of the above terms and conditions mentioned at clause (1) to (10) of this rule may entail cancellation of the Periodic Patta.

11. **Terms and conditions for Agricultural Land Settlement Certificate (ALSC)**

- (1) The Agricultural Land settled shall not be utilized partially or wholly for another purpose than specified.
- (2) Failure to utilize the land for the intended purpose to the extent of 60 percent of the land area will be deemed to be diversion of land from the intended purpose.
- (3) The holder of Agricultural Land Settlement Certificate shall pay annual land revenue at the rate fixed by the Government from time to time. The rate of revenue and other taxes may be increased by the Government in accordance with the Act and Rules made thereunder as amended from time to time or as the land may be re-classified by the Government or by the Officer so authorized.
- (4) The holder of Agricultural Land Settlement Certificate has no right to obstruct the reservation of mine, stone quarry etc. made by the

Government within the land allotted to him. The Government shall have unhindered access to further exploration and extraction of the same.

- (5) The Government or officer authorized, may, at any time, order for the alteration or demolition of fencing either completed or under construction in it if, in the opinion of the said authority, such fencing is against the public interest, and the holder shall comply with the order.
- (6) The holder of Agricultural Land Settlement Certificate has right to transfer of ownership of the land in part or in whole subject to the provisions of Chapter-IX of the Act.
- (7) The land may partly or wholly be acquired by the Government of Mizoram or Officer so authorized for public purposes or for infrastructural development on payment of reasonable compensation.
- (8) The holder of Agricultural Land Settlement Certificate shall comply with any orders issued by the Government of Mizoram, or officer so authorized in the interest of public health, public convenience, safety and general public.
- (9) The holder of Agricultural Land Settlement Certificate has the right to clear the land for the sole purpose of cultivation and to burn or dispose of natural vegetation in it.
- (10) If the holder of Agricultural Land Settlement Certificate has no further use of the land, he shall compulsorily surrender the Agricultural Land Settlement Certificate to the Government.
- (11) On satisfaction of fulfilment of registration of conveyance deed for settlement of land under the Registration Act, 1908 as amended, the authority authorized by the Government shall issue the Land Settlement Certificate as prescribed in **Appendix-I**.

12. **Allotment of land for residential house**

- (1) Issue of Land Settlement Certificate is to be preceded by Land Pass for House Site, issued by the competent authority. After satisfactory fulfilment of conditions in these Rules, the Land Pass holder has the option to apply for upgrading the land classification into Land

Settlement Certificate with approval of the Government or Competent Authority.

- (2) Settlement Officer or Assistant Settlement Officer may issue House Pass in the Town and notified sub-town area on the recommendation of Site Allotment Advisory Board to the needy and deserving family not exceeding 1(one) bigha or 1337.80 square metre and a minimum area of 111.5 square metre or 1200 square feet per family for construction of dwelling house after obtaining approval of the Government. Subject to specific guidelines issued by the Government, the Village Council may also allot land within the village perimeter only for construction of dwelling house. House Pass in urban and notified town is to be issued in the form as prescribed in **Appendix-IV** whereas House Pass for the village to be issued by the village council in **Appendix-IV**.

Provided that technical documents for proposal of all land allotment including Land Lease and conversion of Periodic Patta or House Pass into Land Settlement Certificate shall be done in accordance with rule 4 of these Rules.

13. **Terms and conditions in respect of Land Settlement Certificate for residential purposes.**

- (1) For granting Land Settlement Certificate for residential purpose (RLSC), an application is to be filed as prescribed in **Form-7**. For granting conversion of House Pass into Residential Land Settlement Certificate (RLSC) a pass holder shall comply with the conditions prescribed by the government from time to time.
- (2) Land to be settled with the holder is for dwelling purpose and the land shall not be utilized for another purposes.
- (3) Conversion of land held under House Pass into RLSC shall be confined to the area recorded under House Pass.

Provided that in case there is excess or surplus area inside the survey and demarcation of land recorded under House Pass if the pass holder wishes to convert his House Pass into Residential Land Settlement Certificate, the House Pass holder shall have to pay a

redemption fee and land revenue for the excess area. The redemption fee shall be determined by the government whereas land revenue payable shall be calculated from the date of allotment of land into House Pass. The said amount shall be deposited before finalisation of the case. The case may be considered subject to a maximum limit as prescribed in rule 12(2) of these Rules. In case of refusal to grant conversion, the same will be refunded within one month.

- (4) The House Pass holder has been paying land revenue annually and regularly as determined by the government from time to time.
- (5) For conversion of a House Pass into RLSC, there must be a house constructed by a House Pass holder within 10 (ten) years from the date of allotment of a House Pass.

Provided that in case a house is not constructed, the House Pass holder is liable to pay cess at the rate of Rs. 25 per square metre reckoned from the 11 (eleventh) year of allotment of House Pass.

- (6) No transfer of the land, either in part or in whole shall be made except in accordance with the provisions of the Act.
- (7) The Certificate holder shall comply with any order issued by the Government or Officer so authorized for improvement of sanitation and to keep the land free from danger to life and properties such as epidemic disease, fire, etc.
- (8) The land may partly or wholly be acquired by the Government of Mizoram or Officer so authorized for public purposes or for infrastructural development on payment of reasonable compensation.
- (9) Land Settlement Certificate or rights over land shall be cancelled by the Revenue authority if it is found that the Land Settlement Certificate is obtained in violation of the any provisions under Section 33 of the Act.
- (10) In the certificate, the nature of title, annual land revenue and tax payable per year, location, area, site plan, classification of land and such other particulars, if any, should clearly be mentioned. In addition, No Objection Certificate, Non-Encumbrance Certificate and Land Valuation Certificate may also be issued as prescribed in **Form-6, 6A and 6B** whenever necessary.

- (11) On satisfaction of fulfilment of registration of conveyance deed for settlement of land under the Registration Act, 1908 as adapted and amended by the State of Mizoram, the authority authorized by the Government shall issue the Land Settlement Certificate as prescribed in **Appendix-II**.
- (12) The Certificate may be changed or altered in accordance with the Acts and Rules as amended from time to time.

14. Allotment of House Pass (HP) in Village

- (1) Where survey and settlement operation has not been done and in the areas not notified under the Mizoram (Survey and Settlement Operations) Act, 2003, the village council is competent to issue House Pass inside village perimeter to the deserving families who are residing only in such villages.

Explanation: In the area where Revenue Survey and settlement operation has not yet done and Village Plan is not yet prepared, the Village Site Plan prepared by the Village Council duly approved by Revenue authority will deemed to be valid Village Site Plan under these Rules.

- (2) In the area where survey and settlement is done, Revenue Officer may allot House Site after obtaining approval of the Government and issue House Pass. The Revenue Officer may issue Land Settlement Certificate.

15. Regulations for issue of House Pass (HP) in Villages

- (1) Village Councils may allot house site only within the respective village perimeter with a maximum area of 1(one) bigha or 1,337.8 square metre or 14,400 square feet and a minimum area of 111.5 square metre or 1,200 square feet per family where village Master Plan is not yet prepared subject to on the following terms and conditions:-
- (a) Pass holder is given initial tenure of 10 years;
- (b) Land Revenue and Tax on the House Pass shall be paid annually. Failure to pay land revenue will result in cancellation of the Pass;

- (c) Sale or transfer of the land before the end of ten years is strictly prohibited and sale or alienation without permission of the Government shall be liable to automatic cancellation of the pass;
- (d) At the time of constructing a house the pass holder shall observe all rules and regulations such as building regulation as prescribe by the Government or municipality or Local body or Village Council;
- (e) The pass holder shall look after the land properly and boundary pillars should be fixed at all strategic location;
- (f) In case house is not immediately constructed, a notice board showing the name of pass holder, address, pass number and year and area of the land shall be displayed;
- (g) If the pass holder encroaches upon land of the neighbour or possess nuisances to public or causes condition against public health the pass will be liable to be cancelled;
- (h) House sites shall not be allotted within public place, public space or Government land specially earmarked for the Government;
- (i) When sites are available for House Site the Village Council shall widely publish through media or through **Tlangau** inviting applications from the needy and deserving families;
- (j) All the selected applicants and the details of such allotment should be mandatorily recorded in the Village Council Record Book indicating:-

- (i) number and year of the Pass;
- (ii) name and address of the person to whom allotment is made;
- (iii) father's name;
- (iv) location;
- (v) clear boundary description;
- (vi) actual area;
- (vii) Tenure of Pass.

- (2) No House Pass should be issued against the interest of the public of the concerned villages. Copy of such records shall be submitted to Director of Land Revenue and Settlement or Settlement Officer or Assistant Settlement Officer as the case may be within one month from the date of issue of such House Pass.

Provided that no Local Council or Village Council can allot land for the purposes other than residential purposes without prior permission of the Government. The allotment of land in violation this provision shall become void.

16. Issue of House Pass by Revenue Officer

- (1) In areas other than Village Council area no allotment of house site shall be made by Revenue Officer without prior approval of the Government.
- (2) The House sites to be allotted should be in the area of detailed Plan with proper plot for House Site covered by Master Plan.
- (3) When plots of land for House Sites are available and such plots in the Master Plan are already approved by the Government, the Revenue Officer shall widely display and publicise indicating the number of plot of land for House Sites, the period for submission of application and the last date for submission of applications should also clearly be mentioned in the notice.
- (4) The Revenue Officer shall convene a meeting of Site Allotment Advisory Board to recommend the needy and deserving families for allotment of House Sites.
- (5) The recommendation of Site Allotment Advisory Board with minutes of the meeting and application for House Pass should be submitted by the Settlement Officer to the Government through the Director of Land Revenue and Settlement for approval.
- (6) After obtaining approval of the Government, Revenue Officer shall issue House Pass as prescribed in **Appendix-IV**.

Provided that no allotment of land shall be made in favour of a person or juristic person who is not domiciled in the State of Mizoram as explained in sub-section (16) of section 2 of the Act. The authority to issue domicile certificate will be Home Department, Government of Mizoram.

17. Allotment of land for shops and stalls

- (1) Allotment of a plot of land for shop and stall shall be processed and made in consonance with the provisions under rule 3 and 4 of these Rules.
- (2) Maximum dimension to be allotted for shop shall not exceed 30 metre and 9.11 metre for the shop and not exceeding 14 square metre

for the stall. The form prescribed for issue of shop or stall is in **Appendix-IVA**.

- (3) Land allotted for shop or stall shall not be converted into residential land settlement under any circumstances.
- (4) A period of validity of shop or stall Pass shall be ten years at initial stage which is renewable for further period on condition that land revenue is paid regularly and the land is utilised for the purpose it is allotted. The Pass shall be cancelled on the following conditions:-
 - (a) Revenue is not paid regularly;
 - (b) Diversion of use of the land;
 - (c) Timely renewal is not made;
 - (d) If the Pass is issued overlapping the land Pass already held by any person;
 - (e) The use of land obstructs infrastructure development of the Government;
 - (f) The use of land disturbs public order such as effecting public health, public convenience and safety.

18. **Assignment of land for special purposes**

- (1) Land set apart and reserved shall be properly demarcated. After survey, boundaries pillars shall be fixed wherever it is convenient. The Government shall specially notify such area by issue of a Notification. Records of such reserved area must be kept by the concerned District Revenue Officers with copies to Director Land Revenue and Settlement and the President Village Council of the area within 1 (one) month on completion of records of such reservation.
- (2) Reservation of the area for such purpose for further period shall be reviewed by the Government from time to time.
- (3) Village Council or any other Local Body shall have no authority to make any allotment.
- (4) Land allotment Certificate and conveyance deed shall be registered under The Registration Act, 1908 as amended.

19. **Allotment of Earmarked Land**

Earmarked land such as grazing ground, public cemetery, play ground, new township by authorized housing board or authority, public amenities and for any other purposes must be applied by the concerned authorities in the form prescribed by the Government. Village Council will not have authority to give allotment of land in these areas. The area applied for any purposes must be carefully surveyed and demarcated. The applications should be accompanied by the project report and the survey map should also be countersigned by Technical Officer of the concerned district. The application with technical report should be screened by the concerned Site Allotment Advisory Board or Public Investment Board as the case may be. The application with all necessary documents should be submitted to the Government through the Director. After obtaining approval of the Government, the required Lease Certificate shall be issued as prescribed in **APPENDIX-V** by the Director or Settlement Officer or Assistant Settlement Officer or the Competent Authority authorized by the Government.

PART- 4

20. **Diversion of Land**

- (1) Any person or body of persons proposing to divert use of the land holding, application as prescribed in **Form-8** may be submitted to the Director, Land Revenue and Settlement along with diversion fee of Rupees one thousand per bigha. In case, diversion is not allowed the fee will be refunded.
- (2) For conversion of land exceeding 5 bighas, the application shall be placed before the Mizoram Public Investment Board (MPIB). If the proposal is approved, recommendations of Mizoram Public Investment Board (MPIB) along with terms and conditions will be placed before the government for approval.
- (3) The Mizoram Public Investment Board will judiciously examine and determine the proposal for diversion on grounds of public health, public safety, environment impact, public convenience, availability of

sufficient land for the purposes. In the case of land for building site the diversion proposal is to be examined in the light of notification(s) issued under Mizoram Municipalities Act, 2007 (Act No.6 of 2007) or under the Aizawl Development Authority Act, 2005 (Act No.9 of 2005) or under Mizoram Urban and Regional Development Act, 1990 (Act No.12 of 1990).

21. Penalty for using land for other purpose without permission

- (1) In case of unauthorised diversion of land for other purposed the following measures shall be taken against the defaulter:
 - (a) Imposition of a fine of Rupees one thousand per square metre per annum or part thereof on responsible person or defaulter as penalty. Date of payment of such penalty should be made on the date fixed by the Settlement Officer or Assistant Settlement Officer or Officers authorised by the Government.
 - (b) If a fine imposed by the Settlement Officer or authorised competent authority is not paid on the fixed date, a person responsible for such contravention shall have to pay Rupees one hundred for each day during such contravention continues.
- (2) Any diversion of use of land other than the original purpose for which land is allotted without prior permission of the Government, Land Pass or Land Settlement Certificate shall be cancelled after giving reasonable opportunity of being heard. The defaulter shall be evicted and demolition of any construction of building, etc. will be carried out.

22. Use of force

- (1) In case of any unauthorised occupation of any public or Government land by any person as indicated in Section 29 of the Act, and the person who has not complied with the direction of the Government for vacating the land so occupied, the following measures shall be taken:-
 - (a) For wilful encroachment or physical occupation of Government land without authority, Revenue Officer may first

issue stay order and if the stay order is not complied with by any person for a period not exceeding 2 months, a penalty shall be imposed after the expiry of 2 months on the encroachers at the rate of rupees one thousand per square metre per month.

- (b) Service of notice or order issued by Revenue Officers shall be made by delivering or tendering a copy of the notice or order as the case may be to the person or his agent by sending it through a messenger or by a speed post to the person at his last known address and the acknowledgement receipt should be obtained in token of acknowledge of the service of notice or orders.
 - (c) If a notice or order cannot be served it shall be published at least in 1 (one) local newspaper which is widely circulated.
 - (d) Crops or other agricultural or forest produce, building or any other construction on such land shall be liable to be removed for which no compensation shall be paid.
 - (e) In case the encroacher refuses to comply with the orders of eviction, coercive measures shall be applied which may also include disconnection of power supply or water supply to the land so encroached.
 - (f) District Collector or Deputy Commissioner shall provide necessary protection during forcible eviction of the encroacher.
- (2) The process of eviction shall be completed within six months from the date of issue of show cause notice.
 - (3) The Revenue Officers shall record the summary of evidence tendered before him, if any. The summary of such evidence and any relevant documents filed before him shall form part the records of the proceedings

23. Manner of taking possession of Government land:

- 1) If any obstruction, in the opinion of the District Collector or Settlement Officer or any other Officers duly authorised by the Government, is likely to occur:-

- (a) in taking possession of any Government land;
- (b) in the sealing of erection or work of the Government land under the Act;
- (c) the Revenue Officer or any other officer duly authorized by the Government in this behalf may obtain necessary police assistance.

Provided that no sealing or taking possession of the unauthorized construction shall be made in the absence of at least two witnesses.

- 2) Where any Government land or of which possession is to be taken under the Act, wherein the land in question is found barricaded preventing access to the land or premises, the District Collector or Settlement Officer or Assistant Settlement Officer or any other Officers duly authorized by the Government in this behalf may either seal the gate in the presence of two witnesses or break open the locks or cause to open gate or other barrier and enter the premises.

Provided that no entry shall be made into, or possession taken of the Government lands before sunrise or after sunset.

24. Assessment of damages:

In assessing damages for unauthorized use and occupation of any Government land, the Revenue Officer shall take into consideration the following matters:-

- (1) The purpose and the period for which the Government land was under unauthorized occupation.
- (2) The nature, size and standard of the accommodation in such land or premises.
- (3) Rent that would have been realized if the lands had been let out to a private person for the period of unauthorized occupation.
- (4) Any damage done to the lands or premises during the period of unauthorized occupation.
- (5) Any other relevant matter for the purpose of assessing the damages.

25. Land left uncultivated

If land holder left his land uncultivated or undeveloped during the period for which it is allotted the following steps are to be taken:-

- (1) The Revenue officials such as, Revenue Inspectors, Revenue Sub-Inspectors and Revenue Assistants shall carry out inspection of the nature of development of land by landholders and such inspection report shall be submitted as prescribed in **Form-9** to the concerned Settlement Officer or Assistant Settlement Officer as the case may be.
- (2) There shall be social audit of development or land use in special circumstances in the opinion of Commissioner or Secretary, Revenue Department as the case may be by issue of a notification. The Social audit team shall comprise Deputy Commissioner (of the district where land is situated) and comprising members, such as, Settlement Officer or Assistant Settlement Officer, Assistant Survey Officer of the district, President Village Council or Local Council of the village where the land is situated, President Young Mizo Association, one prominent person of the concerned village.
- (3) In case of land being left uncultivated or undeveloped, the land holder shall be liable to pay land revenue or cess in the following manner:
 - (a) Normal rate of land revenue will be charged for the initial 2 years.
 - (b) Seven times of normal rate of land revenue will be charged from the 3rd year if the land remains uncultivated or developed.
 - (c) Fifteen times of normal rate of land revenue will be charged from 7th year if the land remains uncultivated or developed.
 - (d) Twenty five times of normal rate of land revenue will be charged from 9th year if the land remains uncultivated or developed.
- (4) Automatic cancellation of land allotment after 10 years during which the land remains uncultivated or developed.

Provided that land cultivated or developed to the extent of 50% of the total area of allotted land will be regarded as deemed cultivated or developed.

Explanation: The period under which the land is not developed or utilised due to extraneous reason, such as, forcible occupation of the land by security forces, will be exempted.

26. **Relinquishment**

- (1) For relinquishing land holding, the land holder or allottee may give a notice as prescribed in **Form-10** to the Settlement Officer or the Assistant Settlement Officer of the district.
- (2) Notice for relinquishment shall be disposed of by the Revenue officer within one month of receipt of the notice.

PART-5

27. **Mutation and Partition**

- (1) Any land holder, which had been recorded in the Register of record of rights intends to mutate or transfer of ownership of any land by succession or purchase or exchange or gift or by partition he or she shall personally submit application as prescribed in **Form-11** to the Settlement Officer or Assistant Settlement Officer of the concerned district where record of right is kept and maintained in the office. The application must be accompanied by photo copy of Elector's Photo Identity Card (EPIC) or Driving Licence or Identity Card issued by competent authority attested by gazetted officer. The applicant shall also submit Passport Size Photo of a person to whom land holding Certificate is to be mutated or transferred. If any objection is not made either orally or in writing from any corner the concerned competent authority shall enter the names and other required particulars in the register of record of rights in the office indicating certificate number and year or land pass number and year.
- (2) A land owner seeking partition shall apply to the Collector or Settlement Officer or Assistant Settlement Officer of the district where the land is situated in application as prescribed in **Form-12**

which shall be accompanied by certified copy of Elector's Photo Identity Card or certified copy of Ration Card or Identity Card issued by competent authority. If there is no objection from the neighbouring land holder or from any other corners or the decision or order of the civil court in respect of question of title, the Collector or Settlement Officer or Assistant Settlement Officer shall dispose of the application subject to proper demarcation on the spot. Survey and demarcation report shall compulsorily be countersigned by Technical Officer. The land held in multiple divisions even if held by a single person or juristic person shall be declared a separate holding which shall be entered in the record of rights. Land revenue and other taxes or fee must be assessed and paid by the holder of land to whom land is transferred by partition. In case of any dispute over partition the decision of Collector or Settlement Officer or Assistant Settlement Officer appeal his to the Director or Commissioner and Secretary Revenue Department.

Provided that in case of partition of land, No Objection Certificate from the neighbouring land holder, if any, proper clear sketch map showing the exact location of the land and the person or persons to whom the land will be transferred or mutated or partitioned should clearly be indicated. Land recording fee and other necessary fee such as 0.50 percent of the land value must also be paid by the transferor.

Provided further that in case of transfer by way of partition or by acquisition of land or gift or exchange, the original land holder shall have to pay the amount of processing fee as stated in first proviso except by inheritance.

Explanation: For the purpose of this Rule, inheritance is permissible only on submission *heirship* certificate issued by competent court or inheritance by Will duly probated by the competent court.

- (3) Mutation or partition certificate and conveyance deed shall be registered under The Registration Act, 1908.

28. Transfer of ownership of land

- (1) Subject to restriction provided in the Act, application for any transfer of land by settlement holder or pass holder or periodic patta holder requires prior permission of the Settlement Officer or Assistant Settlement of the concerned District or the Government as the case may be, on the application in as prescribed in rule 27 of these Rules.
- (2) Conveyance Deed shall be registered under the Registration Act, 1908 within 3 months from the date of transfer of apartment as prescribed in **Appendix-VII**.

PART- 6

29. Ownership of apartment in group housing and in multi-storeyed building:

- (1) Application for ownership of apartment in group housing or in multi-storeyed building shall be made in **Form-13** accompanied by the following documents :-
 - (a) Clearance on land holding from revenue authority.
 - (b) A copy of registration of society issued by Registrar of Co-Operation Department.
 - (c) Clearance from the Mizoram Pollution Control Board.
 - (d) Clearance from the concern government department in charge of housing
 - (e) Clearance and approval of building plan by Aizawl Development authority or Municipal authority or Local Body as the case may be.
- (2) Application may be submitted to the Government through the Settlement Officer or Assistant Settlement Officer of the concern district and the Director, Land Revenue and Settlement.

PART – 7**ASSESSMENT AND COLLECTION OF LAND REVENUE, TAXES, FEES, ETC.****30. Liability to payment of land Revenue, taxes, fees, etc.**

- (1) All land allotted by the Government under Pass, Periodic Patta, Land Lease and Land Settlement Certificate shall be liable to payment of land revenue to the Government at the rate fixed by the Government from time to time and the schedule of payment so determined. However, ex-servicemen shall be given exemption from payment of land revenue in respect of one plot of land each for constructing dwelling house and agricultural land respectively.

Provided that for the purpose of implementation of sub- rule (3) of rule 25 of this Rule the ex-servicemen will be deemed to be regular land holder for calculation of payment of cess.

- (2) For any non-payment of land revenue due to forcible occupation of security force or para-military force or any other authority, appropriate land revenue and taxes shall be recovered at the time of release of rental charges or compensation as the case may be.
- (3) Tax on shop, stall, building, house, toll on persons and land recording fee, etc. shall be levied or collected by the Government or Municipality or Urban Local Body as the case may be at the rates fixed from time to time and the schedule of payment as specified.
- (4) Interest at the rate of 20% per annum or part thereof shall be charged for late payment of land revenue, tax, cess etc.

31. Assessment of Land Revenue, Taxes, Fees, etc.

- (1) Annual land revenue, taxes, fees and tolls on persons (Zoram Chhiah) shall be assessed and collected in accordance with the rates fixed by the Government from time to time.
- (2) Taxes on buildings shall be assessed at the rate fixed by Government or Municipality or Urban Local Body as the case may be.

- (3) Assessment shall be prepared during the period starting from April to March every year. The assessment work shall be completed between the month of April and August.
- (4) The collection period of land revenue, taxes etc. is 1st April to last day of February of the succeeding year.
- (5) List of assessment shall be made in **Form-14**.

32. **Publication of Final List**

The list of assessment shall be submitted to the Collector or any Officer authorised by the Government which will be checked, corrected and approved as final list in **Form-15**.

33. **Objection against final list of Assessment**

Any person aggrieved the assessed amount shall submit the nature objection in detail in **Form-16** within 30 (thirty) days of publication of the final list of assessment. Failure to lodge objection within the stipulated period will be deemed to be accepted. No relaxation shall be granted.

34. **Collection of Land Revenue, taxes, etc.**

- (1) As provided in section 52 of the Act, every sum due on account of land revenue, taxes, etc. shall be collected by the revenue authority or collecting agent appointed by the Government at the places and the period as may be notified by the Revenue authorities from time to time.
- (2) Whenever State Government appoint a Collecting Agent, a deed of agreement for the execution of the work shall be signed as prescribed in **Appendix-VI**.

35. **Payment of Land Revenue, Taxes, Fees, etc.**

- (1) Land revenue, taxes, fees, etc. shall be payable within the time prescribed in rule 31(4) at such places published in the manner of Notice or by public announcement through **Tlangau**.

- (2) Payment of land revenue mentioned in sub-rule (1) of this rule should be made at the rates fixed by the Government from time to time.
- (3) For every payment of land revenue, Taxes, fees, etc. separate receipt as prescribe by the government shall be issued by the collecting authority for each case or category on land holding.
- (4) Every receipt of payment of land revenue, Taxes, fees, etc. along with receipt number and date of such payment shall be entered in individual ledger of land holder.

36. **Recovery of Arrears**

The defaulter shall have to pay a penal interest calculated at the rate of 20 percent per annum calculated on the tax arrear in addition to the arrear amount of land revenue, taxes, tolls, cess on person, etc.

37. **Notice of demand**

When land revenue, taxes, etc. have become arrear a notice of demand for payment of arrear shall be served to the defaulter directing to pay the arrear within one month from the date of issue of Notice of Demand. Notice of Demand shall be served to the defaulters as prescribed in **Form-17**.

38. **Notice of sale**

The District Collector or Settlement Officer or any other officer empowered in this behalf shall issue and publish notice and proclamation containing necessary particulars as prescribed in **Form-18** and a copy of notice and proclamation should also be served on the defaulter.

39. **Certificate of Purchase**

If sale of properties of defaulters is confirmed the District Collector or Settlement Officer or competent authority shall issued Certificate of purchase to the purchaser as prescribed in **Form-19**.

40. **Application of proceeds of sale**

Expenditure on sale of property of defaulter shall be deducted from the whole amount of proceeds of sale and payment of arrears shall be calculated from the remaining balance.

PART-8

41. **Procedure in appeals**

- (1) An appeal preferred under section 12 of the Act, shall be made as prescribed in **Form-20** on payment of appeal fee of Rupees two hundred in each case, shall set forth concisely the grounds of grievances to the order appealed against, and shall be accompanied by a copies of order appealed against and receipt of appeal fee.
- (2) On receipt of the appeal and after calling for and perusing the records of the proceedings before the Revenue Officer, the appellate authority shall appoint time and place for hearing of appeal and shall give notice thereof to the Revenue Officer against whose orders the appeal is preferred, and to the appellant.

42. **Appeal to Director or Commissioner**

- (1) An appeal under sub-section (3) of section 12 of the Act to the Director or the Commissioner shall be made as prescribed in **Form-21**.
- (2) The form of appeal prescribed by sub-rule (1), the grounds of appeal and the form of verification appended thereto shall be signed and verified by the person who is authorised to sign.

43. **Service of notice**

- (1) The intimation of any such order as is referred to in sub-section (1) of section 76 of the Act shall be served in the same manner as is laid down in clause (2) of rule 42 for the service of a notice or a requisition.
- (2) Any other order, not being a notice or requisition, which is to be sent or communicated to, or served shall be sent, communicated or served

either by post or as if it were a summons issued by a Court under the Code of Civil Procedure, 1908 (5 of 1908).

44. Production of additional evidence before Director

- (1) The appellant shall not be entitled to produce before the Director or the Commissioner as the case may be, any evidence, whether oral or documentary, other than the evidence produced by him during the course of proceedings before the Revenue Officer except in the following circumstances:-
 - (a) where the Revenue Officer has refused to admit evidence which ought to have been admitted; or
 - (b) where the appellant was prevented by sufficient cause from producing the evidence which he was called upon to produce by the officer; or
 - (c) where the appellant was prevented by sufficient cause from producing before the Revenue officer any evidence which is relevant to any ground of appeal; or
 - (d) where the Revenue Officer has made an order without giving sufficient opportunity to the appellant to adduce evidence relevant to any ground of appeal.
- (2) No evidence shall be admitted under sub-rule (1) of this rule unless the Director or the Commissioner as the case may be, the Commissioner records in writing the reasons for its admission.
- (3) The Director or the Commissioner as the case may be shall not take into account any evidence produced under sub-rule (1) of this rule unless the Revenue Officer has been allowed a reasonable opportunity:-
 - (a) to examine the evidence or document or to cross-examine the witness produced by the appellant; or
 - (b) to produce any evidence or document or any witness in rebuttal of the additional evidence produced by the appellant.

Explanation: For the purpose of this provision, Revenue Officer means Director, or Land Revenue & Settlement, or Collector, or Settlement Officer or Assistant Settlement Officer.

PART-9

LAND RECORDS

45. Land records to comprise Master records and Record of Rights

- (1) Land records shall be maintained having two main components, namely; the Master records containing cadastral maps based on ground truthing and a record of proper measurement of land area with the help of electronic gadgets.
- (2) Land area to be divided in area segment identified by survey number and micro segments divided into plot of different sizes with plot number.
- (3) Controller of Land Records will be entrusted with overall control and supervision of the land records.
- (4) Any characteristic of land is to be matched with identifiable land category Code number.
- (5) Any allotment of land has to be properly marked with names of allottee. Any change in holding or partition taking place has to be given effect in the land records without delay.
- (6) All land records are to be digitized and to be properly safeguarded with back-up records kept separately.
- (7) Information on land holding by person or juristic person will be placed in public domain which can be accessible from the web portal of the Revenue Department. Critical land records are to be kept in confidential. Unauthorised access to confidential land records is restricted and access to the digitalized records shall be by way of security log-in with password. The Controller of Land Records shall allot limited security log-in number. Change or alteration of record of rights shall be done only by authorisation of the Controller.

- (8) Any application for giving non-confidential portion of extract of record of rights or copy of the records shall be accompanied by payment of fee of Rs. 100/- using treasury challan issued by the office of Controller of Land Records.
- (9) Land Settlement Certificate shall be prepared in a special water-mark stationery using the format as prescribed by the Government. The certificate shall contain passport-size photo of land holder and a bar code will be fixed for proper identification and authentication.

PART- 10

46. Issue of Land Pass Book

- (1) It shall be mandatory to issue Land Pass Book to each land allottee or settlement holder.
- (2) The Land Pass Book shall contain summary land holding of each pass or certificate holder.
- (3) The Land Pass Book shall be issued as prescribed in **Appendix-VIII** of these Rules.
- (4) Whenever there is any change in land holding, fresh Pass Book shall be issued on payment of nominal fee as fixed by the Government from time to time. No over-writing or correction of entries shall be permitted.
- (5) Any officer authorised by the Controller of Land Records shall be competent to issue the Land Pass Book.
- (6) In case of loss of Land Pass Book, the holder shall apply for fresh Pass Book along with a copy of verification report of the nearest police station accompanied by payment of fee as fixed by the Government from time to time.
- (7) A false land certificate or Land Pass will result in automatic cancellation of land settlement certificate or Land Pass and the Official concerned will be proceeded against under provisions of Central Civil Services (classification, Control and Appeal) Rules 1965 and no Land Pass Book shall be issued for this land Settlement Certificate or Land Pass including Land Lease.

PART-11

General

47. (1) In case of transfer or mutation of Land Settlement Certificate, a fresh Certificate shall be issued and a pass port size photograph of the new land holder shall be affixed on the right corner of the certificate. The same procedure shall be followed in issue of Land Settlement Certificate which are converted from House Pass or Periodic Patta.
- (2) There shall be register of Record of Rights in each and every land holding as prescribed in **Form-22** and register of records of transfer or mutation as prescribed in **Form-23**
- (3) Conveyance Deed as per provisions of these Rules shall be made as prescribed in **Appendix-VII**.
- (4) In case of acquisition of land covered by House Pass or Stall Pass or Shop Pass or Periodic Patta or Land Lease under Land Acquisition Act, 1894 as amended from time to time, compensation may be paid as per assessment by the concerned Collector of the District provided that the validity of the tenure of the said land holding has not expired. In addition to crops and building damage compensation, land value may also be assessed and out of the assessed amount, 15 percent of land value shall be remitted to Revenue Department as cess on value of land.
- (5) Settlement Officer or Assistant Settlement Officer shall maintain the following registers:-
- a) Register of House Pass for villages already declared as sub-towns or notified towns.
 - b) Register of Land Settlement Certificate for villages already declared as sub-towns and notified towns.
 - c) Periodic Patta register.
 - d) Register for Agricultural Land Settlement Certificate.
 - e) Register for Land Lease Certificate.
 - f) Register for Shop and Stall Pass.
 - g) Register for assessment of land revenue and taxes, etc.
 - h) Register of collection of land revenue and taxes, etc.
 - i) Register of mutation with updating name of new land holder.
 - j) Register for recording partition of land holding.
 - k) Register for updating record of rights.

SCHEDULE**MIZORAM PUBLIC INVESTMENT BOARD**

[See Rule 3(3)]

- Chairman** : **Chief Secretary, Government of Mizoram**
- Member Secretary** : **Principal Secretary/Secretary, Revenue Department**
- Members** :
1. **Principal Secretary/Secretary, Planning & Programme Implementation or his representative not below the rank of Joint Secretary.**
 2. **Secretary, Industries Department or his representative not below the rank of Joint Secretary.**
 3. **Secretary, Horticulture Department or his representative not below the rank of Joint Secretary.**
 4. **Secretary, Agriculture Department or his representative not below the rank of Joint Secretary.**
 5. **Secretary, Environment & Forest Department or his representative not below the rank of Joint Secretary.**
 10. **Secretary, UD&PA Department or his representative not below the rank of Joint Secretary.**
 11. **Member Secretary, State Pollution Control Board.**

TERMS OF REFERENCE

1. The Mizoram Public Investment Board will be an Apex Board for accepting and recommending a project in a holistic manner and the question of land allotment (for the project) will be examined depending upon the merit of the project.
2. To examine & analyse the broad contours of an investment proposal particularly in respect of feasibility aspect of the Projects after considering due diligence by the Planning Department or the Finance Department
3. To see that proposed requirement of land is important integral part of the projects. Such proposed projects for funding under any sources are routed through their respective Administrative/Line Departments with a feasibility comments.
4. To judiciously examine all projects submitted by NGOs, Society, Individuals and Government have socio-economic importance to the state and there is no duplicity with other on-going projects.
5. To examine justification of requirement of land computed or assessed by the applicant.
6. To examine whether allotment of land will interfere or infringe upon public safety and security or general public health or public convenience or adverse impact on environment or natural beauty of the area or potential obstruction to future infrastructure development work of the government.

Photo of certificate holder

APPENDIX – I

CERTIFICATE OF AGRICULTURAL LAND SETTLEMENT [(See Section 44 of the Act read with sub-rule(2) of rule 9 and sub-rule (11) of rule 11]

No.....of

This Certificate, Settling the land prescribed hereunder as recorded in the Register of Record of rights, is granted under Section 44 of the Mizoram (Land and Revenue) Act, 2013 read with rule 11 of the Mizoram (Land and Revenue) Rule, 2013.

ITEM(S)	CODE	PARTICULARS
Full Name as appeared in Voter ID issued by Election Commission of India or IUD card or PAN		
Father's name		
Mother's name		
Full permanent address		
Present full address Address		

Survey No.		
Plot No.		
Registration No.		
Grade Number		
Area in square metre/ bigha		
Revenue rate per bigha (as per		

assessment sheet)		
Annual revenue payable (as per assessment sheet)		
Period of allotment		Expiry date
Period extension record	From	To

Note: Government may from time to time to revise rates of land revenue, taxes fees, etc. as per provisions under Section 54 of the Act.

Description of Boundary with location:-

See Typed Boundary Description under Land Settlement Certificate

The holder of this Certificate has entered into an agreement with the Government of Mizoram to pay land revenue and thus acquired the heritable and transferable right of use or of subletting his land subject to payment of all revenues and taxes in respect of the Land with the terms and conditions laid down in rule 10 of this Rules. The allottee or certificate holder has agreed to abide by the terms and conditions under the provisions of rule 11 of these Rules.

Signature of Issuing Officer

I undertake to abide by the terms and conditions in rule 10 and I put my signature in token thereof.

Signature of Settlement Holder

Signature of Issuing Officer

Photo of
settlement
holder

APPENDIX – II

RESIDENTIAL LAND SETTLEMENT CERTIFICATE

[See Section 32 of the Act read with sub-rule (11) of rule 13]

No.....of

This Certificate, settling the land prescribed hereunder as recorded in the Register of Record of rights, granted under section 32 of the Mizoram (Land and Revenue) Act, 2013.

ITEM(S)	CODE	PARTICULARS
Full Name as appeared in Voter ID issued by Election Commission of India or IUD card or PAN		
Father's name		
Mother's name		
Full permanent address		
Present full address Address		

Survey No.		
Plot No.		
Registration No.		
Grade Number		
Area in square metre/ bigha		
Revenue rate per bigha (as per assessment sheet)		
Annual revenue payable (as per		

assessment sheet)		

This has succeeded or superseded the previous Certificate issued in favour of:

Note: Government may from time to time revise rates of land revenue, taxes, fees etc. as per provisions of Section 54 of the Act.

Description of boundary with location

Survey Number in Master Plan/Village Plan	
Plot Number	

Location :.....

Boundary (a) North :.....

(b) South :.....

(c) East :.....

(d) West :.....

Pillars location

This supercedes previous House Pass No.....of
 in favour of:

The holder of this Certificate has entered into an agreement with the Government of Mizoram to pay land revenue as shown above and thereby acquired the status of Settlement holder under section 23 of the Mizoram (Land and Revenue) Act, 2013, as amended. He is vested with the legal ownership of the land including all rights and interests arising out of such settlements subject to the Acts, Rules, Terms and Conditions laid down in rule 13 of these Rules and as amended by the Government of Mizoram from time to time.

Signature of Issuing Officer

I undertake to abide by the terms and conditions in Rule 13 and I put my signature in token thereof.

**Signature of the
Settlement Holder**

Signature of Issuing Authority

photo

APPENDIX-III

PERIODIC PATTA

[See Section 24 read with Section 25 of the Act read with rule 6]

PP Allotment No.....

This Periodic Patta certifies a temporary allotment of Agricultural Land prescribed hereunder and as recorded in the Register of Records of rights, for a period of

ITEM(S)	CODE	PARTICULARS
Full Name as appeared in Voter ID issued by Election Commission of India/ or IUD card or PAN		
Father's name		
Mother's name		
Full permanent address		
Present full addressAddress		

Approval of Government conveyed vide No.....
Date.....

Registration No.		
Grade Number		
Area in square metre/ bigha		
Revenue rate per bigha (as per assessment sheet)		

Annual revenue payable (as per assessment sheet)		
Period of allotment		Expiry date :
Period extension record	From	To

Note: Government may from time to time revise rates of land revenue, taxes, fees etc. as per provisions of Section 54 of the Act.

Description of boundary with location:-

Survey Number in Master Plan/Village Plan	
Plot Number	

Location :.....

Boundary (a) North :.....

(b) South :.....

(c) East :.....

(d) West :.....

Pillars location

This supercedes Permit/P.Patta..... of.....

This holder of this Periodic Patta, as a licensed cultivator, had entered into an agreement with the Government of Mizoram to pay land revenue and other taxes, cesses and rates as shown above, and thereby acquired the status of Periodic Patta-holder. He has the rights of Periodic Patta holder as per provisions laid down in Section 25 of the Mizoram (Land and Revenue) Act, 2013. As a token of

accepting all the terms and conditions in rule 10 of these Rules completely, the allottee-holder made a solemn pledge below and append his/her signature.

This Periodic Patta is renewable on application six months before the expiry of the period of allotment.

Authorised signature of Issuing Authority

UNDERTAKING

I undertake to abide by the terms and conditions and I put my signature to affirm in undertaking the above conditions.

Date:

Place:

Signature of allottee/holder

Issuing Authority

Memo No..... : Dated Aizawl the,.....

INTIMATION

Periodic Patta No. dated..... having tenure validity upto..... has been issued to Pu/Pi..... at Survey No.....

Address:

This is for your information and for records.

- 1) The Director, Land Revenue and Settlement, Mizoram, Aizawl.
- 2) The S.D.O./B.D.O./C.O.....
- 3) The Village Council President concerned.....
- 4) Record Register.....
- 5) Land Revenue Assessment and Tax Recovery Cell

Signature of Issuing Officer

APPENDIX -IV

HOUSE PASS

[See rule 4(5) read with rule 12(2)]

HOUSE PASS NO.....OF.....

Under Section 26 and Section 36 of the Mizoram (Land Revenue) Act, the land specified hereunder is temporarily allotted as per provisions under rule 14 & 15 of these Rules to:

ITEM(S)	CODE	PARTICULARS
Full Name as appeared in Voter ID issued by Election Commission of India/ or IUD card or PAN		
Father's name		
Mother's name		
Full permanent address		
Present full address Address		

Approval of Government conveyed vide No.....
Date.....

Registration No.		
Grade Number		
Area in square metre/ bigha		
Revenue rate per bigha (as per assessment sheet)		
Annual revenue payable (as per assessment sheet)		
Period of allotment		Expiry date
Period extension record	From	To

Note: Government may from time to time revise rates of land revenue, taxes, fees etc. as per provisions of Section 54 of the Act.

Description of boundary with location:-

Survey Number in Master Plan/Village Plan	
Plot Number	

Location :.....

Survey Number :..... **Plot Number**.....

Boundary (a) North :.....

(b) South :.....

(c) East :.....

(d) West :.....

Pillars location

This holder of this PASS HOLDER had entered into an agreement with the Government of Mizoram to pay land revenue and other taxes, cesses and rates as shown above, and thereby acquired the status of Pass-holder. He has the rights of Pass holder as per provisions laid down in Section 26 of the Mizoram (Land and Revenue) Act, 2013. As a token of accepting all the terms and conditions in Rule 16 completely, the allottee-holder made a solemn pledge and appends his/her signature.

This Pass holder is renewable on application six months before the expiry of the period of allotment.

***Authorised signature of
Issuing Authority***

UNDERTAKING

I undertake to abide by the terms and conditions and I put my signature to affirm in undertaking to the terms and conditions.

Date:

Place:

Signature of allottee/holder

Detailed Location :.....
:.....

(Sketch Map enclosed in separate sheet)

Dimension with direction of the sites (i.e. North, East, West & South)

a) Frontage :.....

b) Depth :.....

c) Depth :.....

d) Base :.....

Previous Pass (if any):.....

APPENDIX -IVA**SHOP/STALL PASS**

[See rule 17(2)]

SHOP/STALL PASS NO.....OF.....

Under Section 17(1) of the Mizoram (Land Revenue) Rules, 2013 the land specified hereunder is allotted temporarily under the provisions of rule 17 of these Rules to:

ITEM(S)	CODE	PARTICULARS
Full Name as appeared in Voter ID issued by Election Commission of India/ or IUD card or PAN		
Father's name		
Mother's name		
Full permanent address		
Present full address Address		

Approval of Government conveyed vide No.....
Date.....

Registration No.		
Grade Number		
Area in square metre/bigha		
Revenue rate per bigha (as per assessment sheet)		
Annual revenue payable (as per assessment sheet)		
Period of allotment		Expiry date

Period extension record	From	To

Note: Government may from time to time revise rates of land revenue, taxes, fees etc. as per provisions of Section 54 of the Act.

Description of boundary with location:-

Survey Number in Master Plan/Village Plan	
Plot Number	

Location :.....

Survey Number..... **Plot Number**.....

Boundary (a) North :.....

(b) South :.....

(c) East :.....

(d) West :.....

Pillars location

This holder of this PASS HOLDER had entered into an agreement with the Government of Mizoram to pay land revenue and other taxes, cesses and rates as shown above, and thereby acquired the status of Pass-holder. He has the rights of Pass holder as per provisions laid down in Section 26 of the Mizoram (Land and Revenue) Act, 2013. As a token of accepting all the terms and conditions laid down in rule 17 of these Rules completely, the holder made a solemn pledge section and append his/her signature.

This Pass holder is renewable on application six months before the expiry of the period of allotment.

***Authorised signature of
Issuing Authority***

UNDERTAKING

I undertake to abide by the terms and conditions and I put my signature to affirm in undertaking to the terms and conditions.

Date:

Place:

Signature of allottee/holder

(Sketch Map enclosed in separate sheet)

Dimension with direction of the sites (i.e. North, East, West & South)

a) Frontage :.....

b) Depth :.....

c) Depth :.....

d) Base :.....

Previous Pass (if any):.....

APPENDIX-V**LAND LEASE CERTIFICATE**

[See rule 7(6)(c)]

Land Lease Certificate No.....of.....

This Certificate, leasing out the land prescribed hereunder as recorded in the Register of Record of rights is granted under section 28 of the Mizoram (Land Revenue) Act, 2013 to:

Name of Lessee :.....

Address :.....

Location & Purpose:.....
of Land

Grade	Area in	Rate of Revenue per Ha.	Revenue Payable per annum	Remarks
1	2	3	4	5
Ha.Sq.m.	Revise rate 1) 2) 3) 4) 5)	Revised rate 1) 2) 3) 4) 5)	

Note: Government may from time to time revise rates of land revenue, taxes, fees etc. as per provisions of Section 54 of the Act.

Survey Number:..... Plot Number:.....

Description of boundary and location are attached in separate sheet in the Lease Certificate

Vide Government letter No:.....

The holder of this Certificate has entered into an agreement with the Government of Mizoram to pay land revenue and other taxes as may be fixed by Government from time to time and thereby acquired the Status of Lease as defined under section 28 of the Act. As token of accepting all the terms and conditions laid down in rule 7 & 8 of these Rules the Lessee made a solemn pledge and appended the signature.

Signature of Lessee

**Signature of Issuing Authority
on behalf of Lessor**

Memo No..... Dated Aizawl, the.....

Copy to:

- 1) The Under Secretary to the Government of Mizoram, Revenue Department, Aizawl.
- 2) The Settlement Officer/Assistant Settlement Officer.....District.
- 3) Lease Holder.....
- 4)
- 5) SDO/BDO.....
- 6)
- 7) President, Village Council/Chairman, Local Council.....
- 8) Taxation Cell, Directorate of Land Revenue and Settlement.
- 9) Record Register.

**Signature of Issuing Officer
with Seal**

APPENDIX-VI

**DEED OF AGREEMENT (MEMORANDUM OF UNDERSTANDING)
FOR EXECUTION OF WORK RELATING TO COLLECTION OF
TAXES, ETC. UNDER LAND REVENUE AND SETTLEMENT
DEPARTMENT BY COLLECTING AGENT IN MIZORAM**

[See Rule 34(2)]

1. This agreement is made on this.....day of....., 20.....between Director, Land Revenue and Settlement Department, on behalf of Government of Mizoram, (hereinafter referred to as Director which includes his successors in Officer) and..... (hereinafter referred to as Collecting Agent which expression includes his successors which is an authorized collecting agent of Government of Mizoram.

2. Whereas the Land Revenue and Settlement Department through Director, Land Revenue and Settlement Department, Mizoram has proposed collection of taxes, etc. in the..... village,.....District in the State of Mizoram through Collecting Agent.

AND

whereas.....is desirous of undertaking the work as Collecting Agent.

AND

Whereas the Director is desirous of entrusting the work to.....under the close supervision by the officials of Land Revenue and Settlement Department, Mizoram.

AND

Now, therefore, it is hereby agreed upon the aforesaid parties to enter into this agreement on the terms and conditions specified hereunder:-

3. **Scope of Work**

The scope of work will include the following:-

(1) Assessment and Collection of taxes, viz; House tax or building tax or land tax or tax in agricultural or non-agricultural land or Zoram Chhiah or tolls on persons living within the State or tax on farm or tax on shop, stall or private markets.

(2) To submit full and complete account of the taxes levied and collected to the Collector.

4. **Responsibility:**

Director shall provide all necessary books, registers, accounts or maps or documents or any deliverable required for the assessment and collection of taxes. However, collecting agent shall take all measures of proper use and return the same in best possible condition to the Director and also to maintain confidentiality of the documents.

5. **Time frame for completion of the work:**

The whole process of work will be completed within.....calendar month(.....days).

6. **Delivery or Receipt of taxes:**

Collecting agent shall submit all the taxes collected progressively supported with statement of account and receipt book as the progress of tax collection.

7. **Rates and mode of payment:**

The Director agrees to make payments as mentioned hereunder for the work to be executed by collecting agent:

(a)% of the value of taxed collected at the time of submission of taxes collected by collecting agent.

8. **Penalty:**

If the Collecting Agent fail to pay or deposit to the Government any sum payable or taxes collected under this Act on the respective dates on which they are made payable/deposit he/they shall pay interest at 12 percent of such amount collected from the dates on which they were so payable until the date of payment of recovery.

9. **Force Majeure:**

For the purpose hereof force majeure shall be any of the following events; acts of God of the public enemy; compliance with any Order, rule, regulation, decree, or request of any Governmental authority or agency or person purporting to act thereof, acts of war, public disorder, rebellion, terrorism or sabotage; floods, hurricanes or other storms, strikes or labour

disputed; or any other cause, whether or not of the class or kind specially named or referred to herein, not within the reasonable control of the party affected. A delay in or failure of performance of either party shall not constitute a default hereunder nor be the basis for, or give rise to, any claim for damages, if any, to the extent such delay or failure is caused by force majeure. The party who is prevented from performing by force majeure (i) shall be obligated within a period not to exceed 14(fourteen) days after the occurrence or detection of any such event to give notice to the other party setting forth in reasonable details the nature thereof and the anticipated extent of the delay, and (ii) shall remedy such cause as soon as reasonably possible.

10. **Arbitration:**

In the event of any question, dispute of difference arising out of this agreement between the parties with regard to interpretation of this agreement or the rights of liabilities or duties assignment out of it or otherwise connected with this agreement, the matter shall be referred to the arbitration of two arbitrators one to be appointed by each of the parties hereto. The arbitrators shall appoint an umpire before entering upon reference. The decision of the arbitrators or the umpire as the case may be final and binding upon the parties. The provision of Indian Arbitration and Conciliating Act, 1996 as amended from the time to time shall apply to such arbitration.

In witness whereof the parties hereto have signed this agreement on the date, month and year mentioned against their respective signatures.

11. **Validity of M.O.U.:**

The agreement is meant only for the above mentioned work and not for any other subsequent works.

**Signature of
Director
Land Revenue and Settlement Department
Government of Mizoram
Mizoram : Aizawl**

**Signature
for on behalf of
Collecting Agent**

APPENDIX-VII**CONVEYANCE DEED**

[See Rule 28(2) and sub-rule (3) of rule 47]

This conveyance made on this..... day of Between Government of Mizoram, Revenue Department hereinafter called “The Vendor” (which expression shall unless excluded by or repugnant to the context be deemed to include his successor in office and assigns) of the one part and Shri/Smt..... son/daughter/wife/widow of Shri..... Resident.....hereinafter called “the purchaser”/”the allottee” (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and permitted assigns) of the other part.

WHEREAS, vide allotment letter No..... issued by Revenue Department, Government of Mizoram, Plot No..... Survey No....., Sector No..... Situated in..... was allotted to the allottee/purchaser subject to limitation, terms and conditions mentioned therein.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said purchaser/allottee has applied to the Vendor to acquire/purchase freehold ownership/lease right in the demised property allotment to him and physical possession handed over to him and the Vendor has agrees to convey freehold ownership/lease right of the said demised property subject to terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs..... (Rupees..... paid at the time of allotment hereof (the receipt where the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, releases and transfers, assigns and assures unto the aforesaid Plot No.....Survey No.....Situated in..... (hereinafter referred to as the said property, more fully described in the SCHEDULE hereunder together all remainder, rent issues and profits thereof to have and to hold the same unto the allottee, SUBJECT to the exceptions,

reservations, covenants and conditions hereinafter contained that is to say as follows:

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable and carry away the said mines, and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any buildings under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same.
2. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Lay-out Plan Shall not be deemed to have been condoned in any manner and Revenue Department shall be entitled to take appropriate action for contravention of rule of the Mizoram (Land Revenue) Rules, 2013 or any other law for the time being in force.
3. The Allottee/Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities for the time being in force.
4. If it is discovered at any stage that this deed has been obtained by suppressions of any fact or by any mis-statement, mis-representation or fraud, than this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the allottee/purchaser. The decision of the vendor in this regard shall be final and binding upon the allottee/purchaser and shall not be called in question in any proceedings.

It is further declared that as a result of this present allottee/purchaser from the date mentioned hereafter will become owner of the said property and the Vendor doth hereby releases the allottee/purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said allotment letter required to be observed by the allottee/purchaser for the said demised property.

The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

The transfer shall be deemed to have come into force with effect from the date of registration of this deed.

In witness whereof Shri/Smt..... for and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand Shri/Smt..... the allottee, has hereunto set his/her hand day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that Plot No..... Survey No..... Sector No..... Situated at.....

Signed by Shri/Smt.....

Signed by Shri/Smt.....

for and on behalf of and by the orders and directions of the President of India(Vendor)

In the presence of: (VENDOR)

(1) Shri/Smt

Signed by Shri/Smt

(ALLOTEE/PURCHASER)

In the presence of:

(1) Shri/Smt Signature

(2) Shri/SmtSignature

APPENDIX- VIII**LAND PASS BOOK**

[See Rule 46(3)]

Pass Book No:

Photo of Pass- holder

Name	
Date of birth	
Address	
EPIC Card No.	
PAN No.	
UID Card No.	

LAND HOLDING

Sl. No	CATEGORY OF LAND HOLDING (ALSC/RLSC/PP/HP/LL)	CERTIFICATE NUMBER	PERIOD OF VALIDITY

Date:**Authorised Signature with seal**

(Bar code for authentication)

Note:

1. Specialised design card which cannot be fabricated- to be used
2. No manual entry in any column is permitted
3. Unique pass book number should be used.

FORM-1

**APPLICATION FOR THE ALLOTMENT OF LAND TO THE GOVERNMENT
DEPARTMENT/CORPORATION/BOARDS ETC. ON LAND LEASE/LIMITED
LEASE**

[See rule 3(1)]

1	Name of the Department Corporation, Boards etc.	
2	Address in full	
3	Location of the land	
4	Specific purpose for which land is applied	
5	In case of statutory Bodies/ Central Government Undertakings etc. whether prior permission of Government of Mizoram is obtained	
6	Whether land in question is already occupied or not	
7	If so, state the authority permitting occupation of the terms and conditions of occupation	
8	Whether the land is vacant and free from encumbrance	
9	If not, whether the department/ Corporation etc. is willing to pay compensation in respect of the land which is being applied for Land Lease	
10	If the land applied for land lease is already acquired whether land documents (of the land) so acquired is submitted or not	
11	Remarks of the Secretary of the Department concerned/ organization concerned	

Date:

Place:

Signature of the

Head of the Department**FORM-2****APPLICATION FOR PERIODIC PATTA (PERIODIC PATTA DILNA)**

[See Rule 3(1)]

	Items	Particulars
1	Name in capital (as appeared in EPIC or UID or PAN)	
2	Date of birth (a) Present age (b) Place of birth (c) District	
3	Whether married? If married, name of husband or wife (in capital letters)	Married <input type="checkbox"/> Unmarried <input type="checkbox"/> Name:
4	Present address	
5	Permanent address	
6	a) Name of father (in capitals) b) Name of mother(in capitals)	
7	Whether applicant belongs to a tribal (Mizo) as specified in sub-section (45) of section 2 of the Act	
8	If not born in Mizoram, do you enclose domicile certificate issued by Home Department?	
9	Occupation If applicant is government servant, indicate name of Department and designation	
10	Exact location/area/Veng (a) Survey No. (b) Plot No. (c) Purpose for use of land (d) Is it inside Town area?	
11	Name of Village Council (name of village)	
12	Clearly indicate name(s) & addresse(s) of immediate neighbour * (a) South (chhim lam) (b) North (hmar lam) (c) West (khawthlang lam)	

	(d) East (khawchhak lam)	
13	Whether the area is properly cleared for easy movement of Surveyors?	
14	Whether 6 (six) Boundary pillars as prescribed by Revenue Department are provided for fixing on the day of survey operation?	
15	Checklist whether the following documents are kept ready for inspection? (a) House Pass Certificate (b) Tax Clearance Certificate	
16	Other contact details: (a) Telephone number (b) Email ID	
15	(a) Name (in capital) of head of applicant's family as per EPIC/PAN/UID (diltute chhungkaw puipa ber hming) (b) If name of head of family not indicated, reasons (Chhungkaw pa ber hminga dil a nih loh chuan, a chhan tarlan tur a ni)	

16. FAMILY DETAILS (DILTU CHHUNGKUA):

Sl. No.	Name as per EPIC/PAN/UID) Hming	Kum zat	Hnathawh	Chhungkaw pa ber nen inlaichinna
1	2	3	4	5
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				

17. Diltu ngaihdanin duhsak bik riauna tur chhan a awm em?

.....
.....
.....

INTIAMKAMNA

A chung a ziate khi a dik vek tih ka lo nemnghet a. Thudik lo ka ziate emaw, zep then ka lo nei emaw a nih chuan sawrkarin he ram hi a thlawmin min laksak leh thei ang a, kut ka lo thlak anih pawhin ka sawi buai thei lo vang.

Date :.....

Signature.....
Hming.....
Phone No.....

FORM-2A**APPLICATION FOR ALLOTMENT OF LAND FOR HOUSE SITE**

[See Rule 3(1)]

	Items	Particulars
1	Name in capital (as appeared in EPIC or UID or PAN)	
2	(a) Date of birth (b) Place of birth, District	
3	Present address	
4	Permanent address	
5	(a) Name of father (in capitals) (b) Name of mother(in capitals)	
6	Whether applicant belongs to a tribal (Mizo) as specified in sub-section (45) of section 2 of the Act	
7	If the applicant is not born in Mizoram, Do you enclose domicile certificate issued by Home Department?	
9	Exact location/area/Veng Indicate category: Shop or Stall	
10	Name of Village Council (name of village)	
11	Clearly indicate name(s) & addresse(s) of immediate neighbour* (e) South (chhim lam) (f) North (hmar lam) (g) West (khawthlang lam) (h) East (khawchhak lam)	
12	Whether the area is properly cleared for easy movement of Surveyors?	
13	Whether 4 (four) boundary pillars as prescribed by Revenue Department are provided for fixing on the day of survey operation?	
14	Other contact details: (c) Telephone number (d) Email ID	

***Note:** Hemi vengah hian a thenawmte hi an awm lo anih pawhin a ram awmna hmun hi chipchiar takin ziah tur a ni (In case neighbours are not present, clear location of land should be described).

I hereby certify that all particulars and documents are true and correct. Any incorrect particulars furnished herein will result in cancellation of settlement or allotment (A chungawite khi a dik vek tih ka hriattir e. Diklo a awm a nih chuan allotment emaw settlement pek tawh pawh sut leh theih a ni tih ka hre bawh e). I also hereby agree to abide by terms and conditions laid down in rule 14 & 15 of these Rules (Rule 14 leh 15 na in a phut zawng zawngte zawm turin ka intiam a, ka zawm loh chuan House Pass pawh sut leh turin ka in tiam e).

Date:

Applicant's signature (Diltu Signature) :.....

FORM-2B**APPLICATION FOR ALLOTMENT OF LAND FOR SHOP/STALL**

[See Rule 3(1)]

	Items	Particulars
1	Name in capital (as appeared in EPIC or UID or PAN)	
2	(c) Date of birth (d) Place of birth, District	
3	Present address	
4	Permanent address	
5	(c) Name of father (in capitals) (d) Name of mother(in capitals)	
6	Whether applicant belongs to a tribal (Mizo) as specified in sub-section (45) of section 2 of the Act	
7	If the applicant is not born in Mizoram, Do you enclose domicile certificate issued by Home Department?	
9	Exact location/area/Veng Indicate category: Shop or Stall	
10	Name of Village Council (name of village)	
11	Clearly indicate name(s) & addresse(s) of immediate neighbour* (i) South (chhim lam) (j) North (hmar lam) (k) West (khawthlang lam) (l) East (khawchhak lam)	
12	Whether the area is properly cleared for easy movement of Surveyors?	
13	Whether 4 (four) boundary pillars as prescribed by Revenue Department are provided for fixing on the day of survey operation?	
14	Other contact details: (e) Telephone number	

	(f) Email ID	
--	--------------	--

***Note:** Hemi vengah hian a thenawmte hi an awm lo anih pawhin a ram awmna hmun hi chipchiar takin ziah tur a ni (In case neighbours are not present, clear location of land should be described).

I hereby certify that all particulars and documents are true and correct. Any incorrect particulars furnished herein will result in cancellation of settlement or allotment (A chung a sawite khi a dik vek tih ka hriattir e. Diklo a awm a nih chuan allotment emaw settlement pek tawh pawh sut leh theih a ni tih ka hre baw k e). I also hereby agree to abide by terms and conditions laid down in rule 16 of these Rules (Rule 14 leh 15 na in a phut zawng zawngte zawm turin ka intiam a, ka zawm loh chuan House Pass pawh sut leh turin ka in tiam e).

Date:

Applicant's signature (Diltu Signature) :.....

FORM-3**NO OBJECTION CERTIFICATE FROM THE NEIGHBOURING
LAND HOLDER(S)**

[See rule 4(5)]

Vawiin Dt..... ni hian Pi/Pu.....
S/o..... Inhmun/ Huan/ WRC/ LSC etc. tura teh lai hian
a thenawmte kan awm ve a, Ramri thu ah buaina engmah kan nei lova, an teh dan
hi kan pawmpui e.

THENAWMTE HMING**SIGNATURE****(CAPITAL LETTER)**

- | | | |
|----|---------|-------|
| 1. | (.....) | |
| 2. | (.....) | |
| 3. | (.....) | |
| 4. | (.....) | |

A chung a hming ziakte hia ka hriatpui a, tin, he ram an teh chungchangah
hian engmah hnialna kan nei lova. Vantlang tana hnawkna engmah a awm lova,
kan remtihpui e.

Signed in my presence.

Name & Signature
of Surveyor who demarcated land

Name & Signature with seal
of VCP or Chairman Local Council

FORM-4

CERTIFICATE OF ACCEPTANCE

[See rule 7(1)]

I, the undersigned so hereby declare and undertook identification of the..... Departmental land at..... at the time of demarcation of the said land on Revenue Department and I am satisfied that the area so demarcated covers the entire..... Departmental land at.....for the purpose of

Further, I am satisfied with the boundary lines and the position of all the boundary pillars fixed in the demarcated. All the boundary pillar had been fixed up the will be fixed within 1(one) month from the issue of Land Lease for the said land.

Therefore, on behalf of the Department of..... do hereby undertake physical possession of the land as demarcated by the Revenue Department subject to the applied to the Government of Mizoram.

Dated:.....

Signature.....

Place:.....

Name.....

Designation.....

Department.....

Countersigned

Assistant Survey Officer/VCP/Chairman LC

Signature of Surveyor

(.....)
Land Revenue and Settlement

FORM-5**APPLICATION FOR SUBMISSION OR PROPOSAL BEFORE
MIZORAM PUBLIC INVESTMENT BOARD (MPIB) IN REVENUE
DEPARTMENT, GOVERNMENT OF MIZORAM**

[See Rule 7(2)]

1.	Name of the applicant	
2.	Address of the applicant (with proof of address*)	
3.	Status of the applicant [individual/Registered Firm/Company registered under Companies Act,1956/ Co-operative Society/Society under The Mizoram Societies Registration Act, 2005 or any other. copy of such registration to be enclosed]	
3.1	Name(s) and addresses of Partner(s), Director(s)/Trustee(s) who will have managerial control over the operation of the firm/company/society/trust	1. 2. 3. 4. 5.
4.	Address/area of land/site applied for (a) Area described in SQM and Bigha (b) Description of area with boundary (c) Village, District	
5.	a) if land is already acquired, describe how acquired[by purchase/by inheritance/by gift/by temporary transfer. b) Name and address from whom acquired c) Nature of said land allotment/ settlement	
6.	Purpose for which land is to be developed or deployed (diversion of	

	use of land is strictly prohibited) in case project profile or report is prepared a certified copy may be submitted	
7.	Duration/period land is required [transfer of land is not permissible as per Rules]	
8.	a) Do you have land holding elsewhere under the same management, if so, give details. b) Do you have land holding elsewhere in Mizoram under different status not of the same management? If so, give details.	

9. I am authorized to make application and submit necessary information/documents. I hereby declare that all particulars and information submitted herewith are true and correct to the best of my belief and knowledge.

*for proof of address, certified bank statement or copy of registration under government rules and regulation or telephone bill or power bill shall be accepted.

Place:

Name:

**Name and Signature
of Applicant with Seal**

FORM-6**NO OBJECTION CERTIFICATE**

[See rule 13(10)]

No. _____ of _____

The Department of Land Revenue and Settlement has no objection to Pi/Pu _____ of _____ mortgaging his/her house site at _____ under Pass/L.S.C. No. _____ of _____ to Government on condition that if in default of the payment of the loan, the mortgaged site shall be auctioned off to realize the loan, the sale by Auction to be limited only to a Tribal as explained in sub-section (45) of section 2 of the Act, but if such sale fails to fetch the full amount to be realized, then the mortgaged site may again be sold by auction according to due process of the law.

It is mandatory that the mortgage deed shall be registered under The Registration Act 1908 (as adapted in the State of Mizoram by the Registration (Mizoram Amendment) Act, 1996 as amended from time to time subject to the provision of the said Act.

Date:**Signature of Issuing Officer**

FORM-6A

NON-ENCUMBRANCE CERTIFICATE

[See rule 13(10)]

No. _____ **of** _____

This is to certify that the Land allotted under Land Settlement Certificate No. _____ of _____ which is to be mortgaged by the allottee _____ is free from encumbrance as far as the records maintained in this office would indicate.

Dated:

Place:

Signature of Issuing Officer

FORM-6B**CERTIFICATE OF LAND VALUATION**

[See rule 13(10)]

This is to certify that the Valuation of Land Settlement under Land Settlement Certificate No. _____ of _____ is as follows:

1. Name of Settlement Holder : _____
2. No. of Certificate of Land Settlement No: _____
3. No. of Grade under Land classification/ Land zoning : _____
4. Area of Land Settled _____ Sq.m.
5. Rate of Land per Sq.m. as per Notification issued by the Government _____ Sq.m.
6. Total Value of Land (Rs. _____)
7. This certificate is valid up to _____ (not more than 3 years)

Issue No. : _____

Date : _____

Signature of Issuing Officer

FORM-7**APPLICATION FOR RESIDENTIAL LAND SETTLEMENT CERTIFICATE
INHMUN/LAND SETTLEMENT CERTIFICATE TURA DILNA**

[See rule 13(1)]

	Items	Particulars
1	Name in capital (as appeared in EPIC or UID or PAN)	
2	(a)Date of birth (b)Place of birth, District	
3	Whether married, if married, name of husband or wife	Married <input type="checkbox"/> Unmarried <input type="checkbox"/> Name:
4	Present address	
5	Permanent address	
6	a) Name of father (in capitals) b) Name of mother (in capitals)	
7	Whether applicant belongs to a tribal (Mizo) as specified in sub-section (45) of section 2 of the Act	
8	If the applicant is not born in Mizoram, Do you enclose domicile certificate issued by Home Department?	
9	House Site Pass Number and year	
10	Exact location/area/Veng	
11	Name of Village Council (name of village)	
12	Clearly indicate name(s) & addresse(s) of immediate neighbour* (a)South (chhim lam) (b)North (hmar lam) (c)West (khawthlang lam) (d)East (khawchhak lam)	
13	Whether the area is properly cleared for easy movement of Surveyors?	
14	Whether 6 (six) boundary pillars as	

	prescribed by Revenue Department are provided for fixing on the day of survey operation?	
15	Whether the following documents are kept ready for inspection? (a) House Pass Certificate (b) Tax Clearance Certificate	
16	Other contact details: (a) Telephone number (b) Email ID	

***Note:** Hemi vengah hian a thenawmte hi an awm lo anih pawhin a ram awmna hmun hi chipchiar takin ziah tur a ni (In case neighbours are not present, clear location of land should be described).

I hereby certify that all particulars and documents are true and correct. Any incorrect particulars furnished herein will invite cancellation even if allotment or settlement has been done (A chungsa sawite khi a dik vek tih ka hriattir e. Thil diklo tarlan a nih erawh chuan allotment emaw settlement pawh tihfel ni mahse, sut let leh theih a ni tih ka hria e).

Applicant's signature (Diltu Signature) :.....

FORM-8**APPLICATION FOR DIVERSION OF USE OF LAND**

[See rule 20(1)]

1.	Name of Applicant	:	
2.	Father's Name	:	
3.	Present Address	:	
4.	Permanent Address	:	
5.	a)Registration No. with Year b) Land holding No. with year		
6.	Location of land as per Land Certificate	:	
7.	Area of land in Sq.metre	:	
8.	Purpose for which land was originally allotted	:	
9.	Ground on which diversion of land is applied (separate sheet may be attached if needed)	:	
10.	Purpose for which use of land is to be diverted	:	
11.	Whether up to date receipt of payment of land revenue & taxes are enclosed	:	

I, Mr..... S/o..... resident of.....I, do hereby pledge that I shall pay the required fees on land under land holding number..... measuring about..... to return revenue and other taxes payable on account of diversion of use of land to the government. In case of failure to abide by the required conditions as above my land shall be reverted back to the Government or cancelled my land holding.

Date :
Place :

Signature of Applicant

FORM-9

INSPECTION REPORT OF LAND LEFT UNCULTIVATED

[See rule 25(1)]

1. Name of Land holder :
(in Capital Letter)
2. Father's/Mother's/Husband's :
Wife's name
3. Present Address :
4. Permanent Address :
5. Status of land holding with :
Certificate P.Patta/Pass Number
and year
6. Location of land as per land Pass :
7. Area in square metre :
8. Factual position of land at the :
time of inspection
(separate sheets may be enclosed
if necessary)
9. Are there natural growth like :
bamboo, broom, Commercial tree
or fruit bearing trees, etc. within
the area of land Pass? If so
detail position may be mentioned
in a separate sheets
10. Whether the natural growths as :
stated at Sl. No.9 are looked after
by the land Pass holder
11. Any comment of the inspecting :
Officer or official

Counter Signed by

Signature of Inspecting

The President Village Council concerned

official with Seal

Submitted to:

The Settlement Officer/Assistant Settlement officer _____ District.

FORM - 10

NOTICE OF RELINQUISHMENT

[See Rule 26(1)]

To,

The Settlement Officer/ Assistant Settlement Officer
..... District, Mizoram.

Subject: Relinquishment of land holding.

Sir/Madam,

I beg to inform you that I am intending to relinquish rights of my land holding particulars mentioned below as the same is no longer needed by me with effect from _____ and all land revenue may not be collected on account of land holding with effect from the date of actual relinquishment and all the Land Pass may be cancelled.

1. Status of Land holding : _____
2. Land Holding Number with year: _____
3. Location of the Land: _____
4. Area in square metre: _____
5. Survey Number: _____ Plot No: _____
6. Relinquished area in case of party relinquished.

Witness

1. _____

2. _____

Signature of Land holder
with date, month and year

FORM-11**APPLICATION FOR TRANSFER OF OWNERSHIP OF LAND HOLDING**

[See rule 27]

1	STATUS OF LAND HOLDING	Residential <input type="checkbox"/> LSC/Agri. <input type="checkbox"/>
		LSC/HP/SHOP PASS/PP/LL (Tick the correct one)
		Number: _____
		Kum: _____
2	LAND HOLDER hming leh Address	Hming: _____
		Pa hming: _____
		Present Address: _____ Permanent Address: _____
3	Detail Address of land holding and location(Ram neihna hmun kimchang):	_____

4.	Ram inhlan chhawn tur chu engvang a in hlan chhawn tur nge anih? (Adik ber thai (tick) rawh).	Rochun (inheritance) <input type="checkbox"/>
		A thlawna pek (free gift) <input type="checkbox"/>
		Halh/ leiba rulhna (transfer by sa <input type="checkbox"/>)
		Inthleng (mutual exchange) <input type="checkbox"/>

7. (a) (Rochun anih chuan Heirship Certificate thil tur.)

.....

(b) Hralh anih chuan a man zat leh inleina lehkha a hriatpuitute pahnih aia tlem lo leh Chairman Local Council/V.C te hriatpuina thil tel a ni em?

8. Neitu nihna leh ramri chungchangah buaina a awm em?

.....

9. Heng a hnuaia Certificate te hi lakchhuah tawh anih chuan thil tel ngei tur a ni.

(a) Land Settlement Certificate/P.Patta/Land Lease

(b) Land Valuation Certificate

(c) Non-Encumbrance Certificate

(d) Tax/Land Revenue Clearance Certificate

(e) No-objection Certificate

10. **LAND SETTLEMENT CERTIFICATE/P.Patta/Land Lease neitu chu Tribal nge Non-tribal:.....(see sub-section (16) & (45) of section 2 of the Act).**

11.	Land Settlement/P.Patta/Land Lease transfer-na tur, neitu thar :- (a) Hming pum (EPIC/PAN/UID a lan ang in)	
	(b) Pian kum	
	(c) Pianna khua leh District	
	(d) Pa hming	
	(e) Nu hming	
	(f) Hmingthlakna tur hi Sub-section (16) & sub-section (45), section 2 of The Mizoram (Land Revenue) Act, 2013 in a phal ang a ni em?	

A chung a sawite khi a dik ani tih ka hriattir a. Ka LAND SETTLEMENT CERTIFICATE ka hlan chhawn hi nakinah thil fello/diklo a lo awm anih pawhin keiman a mawh ka phur ang a, Revenue Department-in mawh a phur lovang. Tin, he hming thlakna/ ram neitu inthlakna document hi Registration Act, 1908 as adapted in the State of Mizoram leh The Mizoram (Land Revenue) Act, 2013 zawmin thla 3 chhungin ka register ngei ang.

Hriatpuitute:-

1. **Signature** : (.....)
Full Name : (.....)
2. **Signature** : (.....)
Full Name : (.....)

Signature of Land holder.....
Tuna Address.....
Phone No :.....

NB: LAND SETTLEMENT CERTIFICATE neitu leh neichhawngtu turin EPIC (Electoral Photo Identity Card) emaw PAN Xeroxed copy Government

Officer attested an thil tel tur a ni a. LAND SETTLEMENT CERTIFICATE neitu leh a neichhawngtu tur te mahni ngei a mawhphur tur officer hnenah an inlan tur a ni.

FORM-12

APPLICATION FOR PARTITION OF LSC

[See rule 27(2)]

1	Land Settlement Certificate (LSC) neitu hming	
2	Pa/Pasal hming	
3	Address	
4	Land Settlement Certificate (LSC) No. Leh kum	
5	Land Settlement Certificate awmna ram/veng	
6	Land Settlement Certificate zau zawng(area)	
7	Engvanga LSC area chu then duh nge?	
8	LSC then tur cheibawl a ni em?	
9	A ram thenawm neitute hming leh address	
	1) South	1)
	2) North	2)
	3) West	3)
	4) East	4)

10. Heng a hnuai a mite hi Government Gazetted Officer attested copy thil tel tur
- 1) Original Land Settlement Certificate
 - 2) Land Valuation Certificate
 - 3) No Objection Certificate
 - 4) Non Encumbrance Certificate
 - 5) Tax payment receipt/ Tax Clearance Certificate

6) LSC neitu leh a neichhawngtu tur te Voter I.D.

11.

Hmun a thlawna inpekna (free gift)	Gift Deed non-judicial stamp paper-a siam tur
Hmun hralh (transfer by sale/exchange)	Non-judicial stamp paper-ah agreement siam tur

12. LSC neitu hian a LSC hi a dik ngei em tih Officer record atanga enfiah tir in, clearance certificate a thil tel tur a ni.

13. LSC nei chhawngtu tur:-

Sl. No.	Hming leh Pa/Pasal hming	Address	Kum	Tribal nge/ Non-Tribal
1	2	3	4	5
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

A chungka ka ziaak hi a dik vek a tih dik loh a awm anih chuan LSC hi ka dil angin siam mahse englai pawhin sut (cancel) theih a ni tih ka pawm a. Ram thenna hi Registration Act, 1908 dan hnuaiah thla 3 chhungin register turin ka intiam bawka. Hei hi ka tih hlawhtlin loh chuan he ram thenna hi sut leh (cancel) tur a ni tih ka pawm bawka e.

Place :
Date :

Diltu Signature: _____
Tuna Address: _____

Phone No.: _____

FORM-13**APPLICATION FOR TRANSFER OF OWNERSHIP OF APARTMENT**

[See rule 29(1)]

1	Name and address of society/applicant	
2	Registration Number with year	
3	Purpose for which apartment is to be utilized	
4	Number of employees to be accommodated or member of inmates to be accommodated	
5	Land Settlement Certificate number with year where building is existed	
6	Area in square metre Proposed for transfer of ownership of Apartment	
7	Whether the LAND SETTLEMENT CERTIFICATE where building is constructed involved in land dispute or Court case?	
8	Is the building or proposed to be constructed under the provisions of the Mizoram Urban and Regional Act, 1990 or Mizoram or Municipalities Act, 2007 building regulation, Rules	
9	Whether land revenue and taxes including building taxes are regularly paid by the original land holder?	
10	Receipt of payment of taxes and revenue should be enclosed (xerox copy)	
11	Elector's Photo Identity Card of LAND SETTLEMENT	

	CERTIFICATE holder/building owner should be enclosed	
12	Certified Xerox copy of Registration Certificate issued under Mizoram Co-operative Society Act, 2006 should be enclosed	
13	Agreement Deed to sell/transfer of apartment should be enclosed in the application and copy of registration as per the Registration Act, 1908	
14	Any other remarks or comments of the head of society or applicant	

I hereby certify that all particulars furnished above are true and factually correct. I am aware that any incorrect particulars furnished by me herein will result in summary rejection of the application and cancellation of permission if already granted.

I promise that once land allotment for limited lease period is issued, the same will be registered under the Registration Act, 1908 as amended from time to time subject to the provision of the said Act. Failure to do so will invite cancellation of allotment.

Dated: _____

**Signature of
applicant with seal**

FORM-15

Publication of Final List of Assessment

[See rule 32]

District :.....

Village :.....

Sub-Division :.....

Veng (locality) :.....

Whereas the attestation of the List of Assessment of Taxes under rule 41 of the Mizoram (Land Revenue) Rules, 2013 of the above village has been duly completed, the same shall remain open for public inspection at(place) from..... for thirty days and that.....(date) is the last date for filling objections. Objection, if any to any entry in the List of Assessment may be filed before the undersigned within the aforesaid period.

Assessing authority

FORM-16

Objection against Assessment

[See Rule 33]

Village :.....Sub-Division:.....
Veng (locality):.....District:.....

- 1. Name & father's name of objector :.....
.....
- 2. Address of objector :.....
.....
- 3. No. of plot/LAND SETTLEMENT CERTIFICATE/Pass/P.Patta :.....
Land Lease Certificate under objection.....
- 4. Nature of objection e.g.status :.....
Rent, revenue, tax, possession etc.:.....
- 5. Matters of objected to with details:.....
Of objection and relief sought

**Signature and date
Objection duly received
and entered**

Objection :.....
Village name :.....
and code No.:.....

Assessing authority

FORM-17

NOTICE OF DEMAND

[See Rule 37]

To,

.....
.....

Take notice that the land tax/building tax for the financial yearhas been assessed at Rs.....as payable by you.

(1) You are hereby directed to pay the sum of Rs.....(Rupees.....) including penalty at.....on or before (date)or within thirty days of service of this notice.

(2) You are also directed to intimate to me in writing on or beforethe payment of the said sum stating date of payment Receipt number, failing which the said sum of Rupees..... will be recoverable from you as an arrear of land revenue payable to the Collector.

(3) If you intend to appeal the assessment/penalty you may present an appeal in writing within 30 days of the receipt of this notice. But no appeal shall lie unless half the amount of the tax assessed or penalty imposed has been paid before the appeal is filed.

Appeals may be present either in person or by an agent authorized by you or may be sent by registered post addressed to the Director, Land Revenue and Settlement, Mizoram, Aizawl so as to reach him within the above mentioned period.

Date:.....

Place:.....

Assessing authority

FORM-18**NOTICE OF SALE****[See Rule 38]****To,**

.....

..... Village/Local Council

.....Sub-Division

.....District

You are hereby required to take notice that a sum of Rs.....(Rupees.....)is due from you on account of arrear of land revenue/escaped tax and other dues realizable as land revenue Taxes as per details given below unless you pay within.....days from the date of service of this notice further proceedings for the recovery of the dues shall be taken against you by sale of your property.

Sl. No.	Name of Village Sub-Division District	Plot /Land Settlement Certificate/ Pass/P.Patta Land Lease Certificate No.	Amount of arrears	Year for which due	Interest	Process Fee	Total amount due
1	2	3	4	5	6	7	8

Assessing authority

FORM-19**CERTIFICATE OF PURCHASE**

[See rule 39]

Certified that Mr/Mrs/Miss..... S/o, D/o, W/o, H/o..... aged about years, resident of..... has purchased the properties (immoveable/moveable) belonging to Mr/Mrs/Miss..... s/o, d/o, w/o, h/o..... by public auction conducted by..... on..... for recovery of arrear of land revenue, taxes, etc. amounting to Rupees.....

The detailed description of the property sold by public auction are/is as follows:-

- A. Immoveable property:
- a) Registration/Land Certificate number
With year :
 - b) Location :
 - c) Area in sq.m. :
 - d) Survey No. :
 - e) Plot No. :
 - f) Selling price of land:
 - g) Selling price of building :

B. Moveable Properties/Property

Sl. No.	Item	Selling price in rupees
1.		
2.		
3.		
4.		
5.		
6.		

Total amount of selling price of properties.....

The sale and transaction is to be subjected for registration under the Registration Act, 1908(as adapted in the State of Mizoram as amended from time to time subject to the provision of the said Act.

Round Seal

Date :

Place :

**Signature of Issuing authority
with Official seal**

FORM-20

Memorandum of Appeal

[See rule 41(1)]

- 1. Name and Address of appellant :.....
.....
.....
- 2. Ground on which appeal is preferred :.....
(Separate sheets may be attached if any).....
.....
.....
- 3. The authority passing the order :.....
appealed against :.....
- 4. Address to which notice may be :.....
sent to the appellant :.....
.....
- 5. Relief claimed in appeal :.....
(Separate sheets may be attached if any).....
.....
.....

I, _____ the appellant do hereby declare that what is stated above is true to the best of my information and belief.

Verified today the _____ day of _____
year _____.

Dated:
Place:

Signed by _____
(appellant/authorized representatives if any.)

FORM-21**Memorandum of Appeal**

[See section 89 & 90 of the Act, read with rule 43(1)]

(Appeal to the Director of Land Revenue & Settlement/ Commissioner of Revenue)

Name of the appellant (as appeared in Land records)	
Address of the appellant	
Designation of officer passing the order appealed against	
Date of the order appealed against	
Date of service of the order appealed against	
Section and clause of the Mizoram (Land Revenue) Act, 2013 under which the appeal is preferred.	
Relief sought in the appeal	(separate sheet(s) can be attached)
Address to which notices may be sent to the appellant	
	<i>Signed</i> <i>(Appellant)</i>

STATEMENT OF FACTS (separate sheet(s) can be attached)

 GROUNDS OF APPEAL (separate sheet(s) can be attached)

Signed
(Appellant)

FORM-22**RECORD OF RIGHTS**

[See rule 47 (2)]

Village/Town..... Revenue Village.....
 Revenue Circle..... Sub Division.....
 District.....

Previous Registration Number	(1)
New Registration Number	(2)
Survey Number	(3)
Name of land holders with father's name	(4)
Present & permanent address	(5)
Nature of rights and how acquired	(6)
Period of allotment and extension	(7)
Location and description of land	(8)
Area in Hectare/Sq.m.	(9)
Class of Land	(10)
Value of Land	(11)
Annual Land Revenue	(12)
Nature of encumbrance, if any	(13)
Name of mortgage or tenant with Father's name	(14)
Annual rent payable from land and building	(15)
Mutation or correction, if any with Order No. and Date	(16)
Signature of Survey Officer Settlement Officer (with seal)	(17)

FORM-23**RECORDS OF TRANSFER/MUTATION**

[See rule 47(2)]

DATE	TRANSFEROR (NAME)	TRANSFeree (NAME)	REMARKS (whether registration is done)	SIGNATURE OF AUTHORISED OFFICER
1	2	3	4	5