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GOVERNMENT OF ARUNACHAL PRADESH
DEPARTMENT OF LANDMANAGEMENT

NOTIFICATION

The 20th July, 2005

No. LR-53/87 (Vol. II) – In exercise of the powers conferred by section 99 of The Arunachal Pradesh (Land Settlement and Records) Act, 2000, the Governor of Arunachal Pradesh hereby makes the following Rules, namely:-

THE ARUNACHAL PRADESH (LAND SETTLEMENT AND RECORDS) RULES-2002

CHAPTER-I

PRELIMINARY

1. (1) **SHORT TITLE AND COMMENCEMENT:** These rules may be called the Arunachal Pradesh (Land Settlement and Records) Rules, 2002.
(2) They shall come into force from the date of their publication in the Official Gazette.
2. **DEFINITION:** In these rules, unless there is anything repugnant to the subject or context:-
 - (a) 'Act' means the Arunachal Pradesh (Land Settlement and Records) Act, 2000;
 - (b) 'Competent authority' shall have the same meaning as assigned to it in the Act;
 - (c) 'Form' means any of the forms given in the Schedules to the Rules.
 - (d) 'Last Settlement' with reference to any local area, means the last general revision of the land revenue carried out in accordance with the provisions of the Act or any other law for the time being in force.
 - (e) 'Schedule' means any of the Schedule to these rules;
 - (f) 'Section' means a section of the Act.

CHAPTER-II

GENERAL POWERS OF REVENUE OFFICERS

3. **GENERAL POWERS OF REVENUE COMMISSIONER:** The Revenue Commissioner shall have the power of general superintendence and control over all other officers subordinate to him and shall also have the power to allocate works among them.
4. **GENERAL POWERS OF SURVEY OF SETTLEMENT:** The Survey and Settlement Officers shall subject to the exercise of the powers by the Director of Settlement and Land Management have general superintendence and control over other officers doing the survey and settlement works and shall also provide for the distribution of work among them. He may transfer any case or work from one officer to another having competence to dispose of that case or work.
5. **GENERAL POWERS OF OTHER REVENUE OFFICERS:** Same as otherwise provided by the Act, any revenue officer may exercise any power or discharge any function, which may be exercised or discharged, as the case may be, by any officer subordinate to him.

CHAPTER-IV**REMISSION, SUSPENSION ETC. OF LAND REVENUE**

16. EXEMPTION FROM LAND REVENUE : The Government may subject to such conditions as it may specify in the order to ensure proper utilization of the concession, exempt any land from the liability to the payment of land revenue in any of the following cases:

- (1) Where the person holding land is a public body or an institution established exclusively for and a person holding under a trust or an endowment or other legal obligation exclusively for a purpose which is educational or charitable.
- (2) Where waste or unproductive land is sought to be brought under cultivation; and
- (3) Where in the opinion of the Government exemption from land revenue will be in public interest.

17. ASSESSMENT OF ALLUVIAL LAND : The assessment to the alluvial land added to a holding shall be made by the Sub-Divisional Officer/ADC at the rate sanctioned for similar soil in the same village or neighboring villages.

18. DECREASE IN ASSESSMENT : In determining the decrease of assessment on account of land lost by diluvion, the Sub- Divisional Officer/ADC shall take into consideration the rates sanctioned for similar soil in the same village or neighbouring village.

19. DATE FROM WHICH CHANGE IN ASSESSMENT TO TAKE EFFECT : The change in assessment made under rule-17 or rule-18 shall take effect from the 1st day of the year following the change in the area or such earlier date as may be specified by the Sub- Divisional Officer.

20. DIVERSION OF LAND TO AGRICULTURAL PURPOSE :

- (1) When land assessed for use for a purpose other than agriculture is diverted to an agricultural purpose, the assessment shall be equal to the assessment of the land for agricultural purposes, as fixed at the last settlement.
- (2) When there has been no such assessment for agricultural purposes, the assessment shall be fixed at the rate adopted for similar soil in the same village or in a neighbouring village at the last settlement.

21. DIVERSION OF LAND TO OTHER PURPOSES : If any land held for one purpose is diverted to any other purpose except agriculture, the assessment thereon shall be revised in accordance with any of the methods specified below according to the circumstances of the case viz ;

- (i) If the area in which the land is situated has a separate revenue rate for the land used for That purpose as confirmed by the government under sub-section (1) of section 30 in accordance with such revenue rate ;
- (ii) If there be no revenue rate in force as aforesaid, then the Deputy Commissioner may assess the revenue at a rate not exceeding 3% of the value of such land.

22. CALCULATION OF FRACTION : In fixing the actual assessment of a plot of land, the area thereof measuring less than 0.01 acre shall be taken to be 0.01 acre.

23. REMISSION OR SUSPENSION OF LAND REVENUE : Remission or suspension of land revenue may be granted:-

- (i) in the event of failure of crops due to-
 - (a) widespread calamities such as famine, draught etc. or
 - (b) local calamities such as hail, floods, locusts and similar visitation; and
- (ii) in cases in which crops could not be grown in any area in consequence of an order made under any law by a competent authority.

24. REMISSION WHEN TO BE ALLOWED : Ordinarily relief shall take the form of suspension of revenue. Remission may be granted if later conditions justify such course.

25. RELIEF IN WIDESPREAD CALAMITIES :

- (1) In cases of widespread calamities, the degree of relief shall be the same in each village or homogeneous tract, and no attempt shall be made to differentiate between the circumstances of individuals.
- (2) relief shall be calculated according to 'A' scale or 'B' scale according to the previous revenue history of the tract. 'A' scale shall be used in villages whose revenue history is normal and 'B' scale in those which have suffered from recent crop failures.

'A' SCALE

32. **PAYMENT OF LAND REVENUE IN INSTALMENTS :** In addition to or in lieu of the forms of relief hereinbefore mentioned the government may, if the circumstances justify, direct that the arrears of land revenue due for any past year or years in respect of any area or areas shall be payable in such installments and at such times as may be specified in the direction. On the receipt of such direction the Deputy Commissioner shall cause the nature of relief to be announced to all concerned before the installment of revenue to which it relates falls due.

33. **FORM OF RECEIPT OF LAND REVENUE :** For every amount of land revenue collected by a revenue officer, a receipt in Form-2 shall be given to the person from whom the amount is received.

CHAPTER-V

SURVEY AND SETTLEMENT OF LAND REVENUE

34. **PROFITS OF AGRICULTURE AND VALUE OF LAND :**

(1) For the purpose of determining the profits of agriculture and the value of land used for agricultural and non agricultural purpose, at such intervals as the Government may direct, the Deputy commissioner or any other revenue officer as may be authorized by the Government may divide and area into units in accordance with provisions in this regard under section 28 of the Act and rules made there under.

Provided that the units once formed either for the purpose of determination of revenue rates or for the purpose of determination of profits of agriculture and value of land used for agricultural and non agricultural purposes may be treated as unit for the purpose.

(2) The profits of agriculture of land in unit shall be the average profit of agriculture determined on the basis of enquiry on plots selected on sample basis.

(3) The profits of agriculture shall be computed after deducting the estimated cost of cultivation from the market value of the products and bye products, the market value being calculated on the average of sale prices prevailing in important markets in the neighborhood during the preceding three years, or during any shorter period for which information may be available.

35. **PUBLICATION OF TABLE OF PROFITS OF AGRICULTURE AND VALUE OF LANDS :**

(1) The Deputy Commissioner or any other revenue officer as may be authorized by the Government shall, after determination of the profits of agriculture and value of land in a unit, prepare a table of profits of agriculture and value of land in Form 4-B and publish the same by placing during a period of thirty days at such convenient place as he may determine and cause a public notice in Form 4-C to be given to that effect in each village comprised in the unit to which the table relates, stating the place at which the table will be open to such inspection and inviting objections, if any, to be made within thirty days of the date of publication of the notice.

(2) Any objection to any entry in the table of profits of agriculture and value of land filed within the prescribed period shall be heard in a summary manner after giving an opportunity to the objector of being heard and decision recorded.

(3) After disposal of all objection(s) under Sub-Rule (2) and after the entries of the table are corrected, where necessary in accordance with the orders passed in the objections, the Deputy Commissioner or any other revenue officer authorized by the Government shall finally published the table by placing it for public inspection for free of charge during a period of fifteen days at such convenient place or places as he may determine and he shall cause a notice in Form 4-D to be given to that effect in each village to which the table relates stating the place and the period during which it will be open to public inspection.

(4) The Deputy commissioner or any other revenue officer authorized by the Government shall maintain a register of value of land as well as of profits of agriculture on the basis of finally published table of revenue rates under Sub-rule (3).

36. **NOTIFICATION AND PROCLAMATION OF REVENUE SURVEY :**

(1) Whenever the government decides under section-23 of the Act that a revenue survey be made of a local area with a view to settlement of land revenue and to the preparation of record of rights, government shall publish in the official Gazette a notification in form-3.

(2) Thereafter, but before the survey starts in any village, proclamation in Form-3 shall be made in that village and in villages contiguous thereto

37. **REVENUE SURVEY AND PREPARATION OF RECORD OF RIGHTS :** After the reclamation has been made proceedings for revenue survey and preparation of record of rights shall be taken in accordance with the provisions of chapter-(VI) of the Rules with the following modifications, namely:

(i) Proceedings shall simultaneously be taken for the preparation and publication of the table of revenue rates.

48. APPORTIONMENT OF LIABILITY FOR COSTS AND NOTICE THEREOF : When the Government has approved the principles of apportionment of the cost, the Survey and Settlement Officer shall apportion costs accordingly and shall cause each person to be served with a notice in such manner as the Government may from time to time direct of the amount payable by him and the period within which it should be deposited.

49. SETTLEMENT REGISTER:

- (1) A separate settlement register shall be prepared for each village.
- (2) It shall contain the following particulars:
 - (i) mark list (list of tri-junction and boundary and survey marks);
 - (ii) Index of plot number or Field Index;
 - (iii) Assessment of each holding;
 - (iv) Rent roll (list of revenue rates for different soil classes in the village);
 - (v) Statement showing the areas under different crops;
 - (vi) Register of lands held by Government and other local bodies;
 - (vii) Statement showing the classification of cultivated lands and cultivable waste;
 - (viii) Revenue free lands;
 - (ix) List of lands in which the public have common right of casement;
 - (x) Agricultural stock statements;
 - (xi) Irrigation list;
 - (xii) Cadastral village map;
 - (xiii) A village note containing the following;
 - (a) Situation and physical features;
 - (b) Soil classes;
 - (c) Circle, Sub-division, district, police station, post & telegraph office to which attached;
 - (d) Human and cattle population;
 - (e) Customary rights of the villages;
 - (f) Main crops;
 - (g) Method of cultivation;
 - (h) Drinking water tanks, wells and other sources of drinking water;
 - (i) Schools and colleges;
 - (j) Community festivals and religion;
 - (k) Hospitals and dispensaries;
 - (l) Pasture lands;
 - (m) Burial and cremation ground;
 - (n) Natural products and mines, if any;
 - (o) Village Officer;
 - (p) Trade, Communication and marketing facilities;
 - (q) Crafts and Industries;
 - (r) Temples, churches and other notable objects;
 - (s) Rural indebtedness, economic conditions, use of excisable goods;
 - (t) Rainfall;
 - (u) Such other information as may be considered necessary and useful.

CHAPTER-(VI)
LAND RECORDS

50. RECORD OF RIGHTS:

- (1) The record of rights shall consist of a statement of right in Form-7.
- (2) There shall ordinarily be a separate record of rights for each person interested or group of persons jointly interested in the land and the record of rights shall show the rights and liabilities of each such person.

51. FIELD INDEX : There shall be prepared in form-8 a Field Index arranged according to the serial numbers of plots in the village.

52. NOTIFICATION AND PROCLAMATION : Before the preparation or revision of record of rights is taken up, there shall be the notification and proclamation as stated in rule 36.

- (4) At this stage, preliminary entries of rent or revenue which is payable according to the statement of the land holder and according to the statement of the tenant or occupant shall be made in the preliminary record of rights and in the statement the rights if produced. The revenue officer shall dispose of all disputes arising at this stage as well as disputes left un-disposed of, if any during preliminary record writing excepting those relating to rent, revenue or status, notices for hearing of disputes shall be served on both parties in Form-12 at least three days before the date of hearing.
- (5) On completion of the local explanation of preliminary record of rights of a village, the revenue officer shall furnish a certificate in Form-13.

61. ATTESTATION INCLUDING ASCERTAINMENT OF RENT AND REVENUE :

- (1) The attestation in the village shall be taken up at a convenient place in or near the village as far as possible. A proclamation in Form-14 shall be published at least thirty days before attestation begins in the village, giving due notice to the land holders, tenants and other occupants calling upon there to appear before the revenue officer, on the date fixed with relevant documents in support of their right, title and possession.
- (2) When about a week is left before attestation, a reminder notice in Form 15 shall be published in the village, special notice may be served on the Deputy Commissioner or other public bodies and summon may be served on land holders and other persons if the attendance of such persons or their authorized representations is deemed necessary.
- (3) As each person appears before the revenue officer, the revenue officer shall examine his statement of rights, read out all the entries, make corrections where required and see that the statement of rights is complete in all particulars. Disputes regarding ownership of land or ownership of any interest in land shall be decided by the revenue officer in a summary manner and on the basis of present possession or possession during the year preceding the year in which attestation is done. In the statement of rights of each holder or group of holders of land he shall enter in his own hand the class to which each person or group of persons belongs, the special conditions or incidents, if any of the holding or tenancy and the revenue or rent lawfully payable or deliverable to government or each land holder or group of land holders.
- (4) The revenue officer shall then sign and date the statement of rights and when he has completed the attestation of all the statements of rights of a village, he shall draw up a formal proceedings to that effect.
- (5) The revenue officer doing attestation shall have a distinctive seal bearing the word "Attested". As soon as the attestation of each statement of right has been completed, the revenue officer shall affix to the attested statement of rights this seal with his signature and date.

62. PUBLICATION OF DRAFT RECORDS OF RIGHTS :

- (1) After the completion of attestation in a village as aforesaid, the revenue officer shall publish the draft of the record of rights under sub-section (1) of section 39 by placing it for public inspection free of charge during a period of thirty days at such a convenient place or places as he may determine and cause a public notice in Form 16 to be given to that effect in the village to which the draft record of rights relates stating the place at which the draft records will be to public inspection the period for which they will be open to such inspection and objection, if any to be made in Form 17 within thirty days of the publication of the notices.
- (2) Notwithstanding anything contained in the notice, the survey and settlement officer may extend the period during which the draft record of rights shall be open to inspection and during which objection may be filed.

63. DISPOSAL OF OBJECTIONS :

- (1) Form 17 shall be made available by the revenue officer on payment of a price as may be fixed by the Government and objection shall as far as practicable, be made in such form. Along with the original objections, the objection shall file copies of the same with copies of notices in Form-18 for service on persons who are materially interested in the case and the revenue officer shall issue notice informing the objector and all such persons so interested of the date, time and place fixed for hearing of objections. No objection shall be disposed of without affording the parties materially interested or their representatives an opportunity of being heard.
- (2) Objections shall be disposed of in a summary manner. The names of witnesses examined and abstract of the reasons for decision shall always be recorded in addition to the decision itself. The revenue officer disposing of the objection shall record the decision specifying the changes, if any, which are required to be made in the statement of rights concerned. Necessary corrections in the statement of rights under objections shall be made by the revenue officer himself.

64. FRAMING OF FINAL RECORD : When all objections under rule 63 have been finally disposed of and the draft of record corrected, wherever necessary, the survey and settlement officer shall frame the final record in conformity with the draft record thus corrected.

70. PREPARATION OF FIELD INDEX:

- (1) The draft field index to be prepared under Section 42 shall be in Form 8-A.
- (2) Before taking up the preparation of the draft field index in a village, a proclamation shall be issued in Form-A by the Sub-Divisional Officer.
- (3) After the proclamation has been so made, a general notice shall be served in the village and in the Circle Office in Form 9 informing the holders of land of the probable dates of commencement of the work of the preparation of the draft field index and requiring their attendance to assist the revenue officer employed on the said work.
- (4) (a) After preparation of the draft field index in the village aforesaid, the revenue officer shall publish the same under Sub-Section (1) of Section 42 by placing it to public inspection for a period of thirty days at such convenient place or places as he may determine and cause a public notice in Form-16 to be given to that effect in the village to which the draft field index will be kept open to such inspection and objection if any to be made in Form-17 within thirty days of the publication of the notice.

(b) Notwithstanding anything contained in the notice, the revenue officer may extend the period during which the draft field index will be open to inspection and during which objections may be filed.
- (5) The revenue officer shall receive all objections filed within the period specified in the notice or within such extended period, as the case may under clause (a) and (b) of Sub-rule (4) and dispose them in a summary manner.
- (6) When all objections have been disposed of under Sub-rule (5) and the draft field index corrected, wherever necessary, the revenue officer shall prepare the field index and publish the same under Sub-Section (2) of Section 42 by placing it for public inspection free of charge during a period of 30(thirty) days at such convenient place or places as he may determine and he shall cause a notice in Form-19 to be given to that effect in each village to which the field index relates stating the place where it will be open to public inspection and the period during which it will be open to such inspection.
- (7) If there is a conflict in any entry in finally published field index and in the record of rights then the Circle Officer shall give a certificate to that effect and thereupon the entries in the record of rights shall be corrected.

71. REWRITING OF RECORD OF RIGHTS : The record of rights may be rewritten after every five years or such longer period as the Deputy Commissioner may decide after scrutiny of the record.

72. REGISTER OF MUTATIONS : The register of mutations shall be in Form-20 there being a separate register for each village.

73. REPORTS FOR MUTATION :

- (1) All reports for mutation under Section 44 shall be in Form-21 the applicant i.e. the person reporting shall fill up columns 1 to 8 and other columns shall be filled in due course by the officers concerned. The applicant shall also submit sufficient numbers of spare copies of the report for intimation to the persons concerned.
- (2) Any person who prays for mutation of name in the record of rights shall also state in his report the lands already held by him or any members of his family as tenant or mortgages with possession or otherwise.
- (3) The village officer shall acknowledge receipt of the report by making over the counterfoil, duly filed in signed and dated.

74. MUTATIONS NOT TO BE INCONTRAVIENENT OF THE ACT :

Before sanctioning a mutation, the authority concerned shall satisfy itself that the acquisition in pursuance of which mutation is sought is not in contravention of any of the provisions of the Act.

75. INTIMATION ABOUT MUTATION : Any intimation under Sub-Section (3) of Section 44 shall be given by sending a copy of the report alongwith a copy of the entry made under the said sub-section.

76. REGISTER OF DISPUTED CASES : The register of disputed cases of mutation shall be in Form 22.

77. ACKNOWLEDGEMENT OF OBJECTION : The acknowledgement to be given of the objection made under Sub-Section (4) of Section 44 shall be given in Form-23.

78. TESTING OF ENTRIES :

- (1) Entries in the register of mutations shall be tested by the circle officer -
 - (i) in the case of entries in respect of which objections have been decided under Sub-Section (5) of Section 44 with reference to the relevant records and
 - (ii) in other cases by making such local enquiry as the circle officer may deem necessary.
- (2) An entry when so tested shall be transferred to the record of rights and shall be certified by the circle officer.

CHAPTER-VIII

REALISATION OF LAND REVENUE AND OTHER PUBLIC DEMANDS**87. LAND REVENUE WHEN AND HOW PAYABLE:**

- (1) Every sum or account of land revenue shall be payable to the Circle Officer in his office.
- (2) It shall be due in two equal installments one on the 15th of November and the other on the 15th March every year though payment may be made before these dates.

88. NOTICE OF DEMAND:

- (1) A notice of demand under Section 60 shall be issued in Form-24 by and under the signature and seal of the Circle Officer of the Circle in which the holding to which the land revenue relates is situated. If such notices are required to be issued against a defaulter residing in another circle the Circle Officer may do so either direct or through the Circle Officer of such other circle.
- (2) A Deputy Commissioner or Sub-Divisional Officer may issue a notice of demand in respect of the land revenue payable on account of any holding which is situated within his jurisdiction.
- (3) It shall be issued in duplicate and shall be served in the manner of notice as prescribed in Schedule-III.
- (4) The fee for the notice of demand shall be added to the arrears for which the notice is issued and shall be included in the amount specified therein.

89. DISTRAINT AND SALES OF MOVABLE PROPERTY:

- (1) Any Deputy Commissioner, Sub-Divisional Officer or Circle Officer may issue a warrant of distraint of movable property including the produce of the land of any defaulter in Form-25 and sell the same thereafter by public auction.
- (2) Such auction shall be held at the spot unless the officer ordering the auction is of the opinion that the auction if held in any other place would bring a higher price in which case auction may be held at such other place.
- (3) If the auction is not held at the spot, due publicity thereof shall be given by issuing a proclamation in FORM-26, which may also be proclaimed by beat of drum, if the officer ordering the sale deems it necessary.

90. DISTRAINT OF THE MOVABLE PROPERTY OTHER THAN THE PRODUCE OF THE LAND :

- (1) When the property to be distrained is movable property, other than the produce of the land, in the possession of the defaulter, the distraint shall be effected by actual seizure and the distraining officer shall keep the property in his own custody, or in the custody of any one of his subordinates who shall be responsible for the due custody thereof;

Provided that when the property so distrained by subject to speedy or natural decay, or if the expenses of keeping it in custody are likely to exceed its value, the distraining officer may if so authorized by the officer issuing the warrant of distraint sell it at once;

Provided further that if the property distrained consists of livestock, agricultural implements or articles which cannot be conveniently removed, and the distraining officer does not act under the first proviso he may-

- a) leave it in charge of any person claiming to be interested in such property or of any person, who is willing to undertake and be responsible for the custody of such property. On his entering into bond with one or more sureties for an amount not less than the value of the property that he will take proper care of the property and produce it when called for; or
- b) in the case of livestock leave it in the charge of found keeper, if any.

- (2) The distraining officer shall make a list of the property distrained and obtain thereon an acknowledgement from the person in whose custody the property is left and if possible, also of the defaulter and at least two other persons in attestation of the correctness of the list. If the property distrained includes both livestock and other articles separate lists thereof shall be prepared and got attested.

91. DISTRAINT OF PRODUCE OF LAND:

- (1) Where the property to be distrained is the produce of the land, the distraint shall be made by affixing a copy of his distraint warrant-
 - a) where such produce is growing on the land on which the produce is growing; or
 - b) where such produce has been cut or gather on the threshing floor of the place for treading out grains or the like in which it is deposited. This service shall be in addition to the normal process of service provided in the para 33 of the Schedule-III.
- (2) The distraining officer shall make such arrangements for the custody of the produce of the land as he may consider sufficient and also tend, cut, gather, and store the produce and do any other act necessary for maturing or preserving it.
- (3) The cost incurred under Sub-Rule (2) shall be payable by the defaulter.

99. INSPECTION AND COPY OF SALE PROCLAMATION :

The originals or copies of sale proclamations shall be open to inspection to public on all working days free of charges at the office of the officer issuing the proclamation within such office hours as the Deputy Commissioner may, from time to time fix.

100. DATE OF SALE : No sale shall, without the consent in writing of the defaulter take place-

- (1) on Sunday or any gazetted holiday, and
- (2) until after the expiry of at least 30 days from the date on which proclamation thereof was made.

101. ABSENCE OR INSUFFICIENCY OF BID : When a property is being put to auction for arrears of land revenue and there be no bid, the revenue officer conducting the sale may purchase the same on behalf of the Govt. to for one rupee or if the highest bid be insufficient to cover the arrears due, may purchase the property on behalf of the Govt. at the highest bid.

102. ADJOURNMENT OF SALE :

- (1) If the officer ordering or conducting the sale is of the opinion that there are insufficient grounds for such auction, he may adjourn the sale after recording reasons therefore.
- (2) Where the sale is adjourned or postponed under sub-rule,
- (3) A fresh proclamation shall be made unless the defaulter consents in writing to waive it.

103. AUCTION SALE WHEN TO STOP : Auction sale shall be stopped if before the hammer is struck the amount due including process, fees and cost of attachment and sale is tendered to the officer conducting the sale or proof is given to his satisfaction that the amount with required costs has been paid to the officer who ordered the sale.

104. OBJECTION BY PURCHASER : The purchaser may at any time within thirty days from the date of the sale of the immovable property apply to the Deputy Commissioner to set aside the sale on the ground that the defaulter had no interest in the property sold and he shall after a summary enquiry in the manner prescribed in Schedule-III pass such orders on such application as he deems fit.

105. APPLICATION FOR SETTING ASIDE THE SALE :

- (1) An application for setting aside a sale under Section 71 shall be made to the Deputy Commissioner giving the grounds on which such sale is sought to be set aside and documentary evidence, if any, in support thereof;
- (2) Such an application shall be disposed of by the Deputy Commissioner only after giving notice to the parties interested in the sale and after affording such parties an opportunity of being heard and producing evidence.

106. CERTIFICATE OF PURCHASE :

- (1) When a sale is confirmed, a certificate shall be given to the purchaser in Form-30.
- (2) The officer ordering the sale then depute an official to deliver possession of the property for which sale certificate has been issued to the purchaser.
- (3) The title to the property shall vest in the purchaser from the date of the certificate.
- (4) A certificate granted to the purchaser under Section 74 shall be conclusive evidence in his favour and in favour of any person claiming under him, that every publication, posting or any dispute, notice or letter required by the Act or these rules to be published, served, posted or dispatched has been duly effected.

107. DELIVERY OF POSSESSION :

- (1) Where the purchaser is resisted or obstructed by any person in obtaining the possession of the property he may make an application to the Deputy Commissioner complaining of such resistance or obstruction.
- (2) Thereafter the matter shall be proceeded with in accordance with Rule 113 to 120.

108. INTIMATION TO COMMANDING OFFICER OF CANTONMENT :

Whenever any house or other building situated within the limits of cantonment is sold, the Deputy Commissioner shall, as soon as the sale is confirmed, forward to the commanding officer of such cantonment for his information or for record in the brigade or other proper office, written notice that such sale has taken place and such notice shall contain full particulars of the property sold and of the name and address of the purchaser.

109. COST OF PROCLAMATION AND OTHER COSTS :

- (1) In calculating the cost of sale, the revenue officer shall take into account the cost of notice of demand, attachment, and of publication of sale and any other costs incurred in conducting the sale.
- (2) If the proceeds of the sale fall short of the arrears for which it was held, the balance remaining due from the defaulter may be recovered from him by further proceedings under Chapter-VII of the Act, or by any other means authorized by law.

(iv) Where the order is for the delivery of land in the occupation of a tenant or other person entitled to occupy the same and not bound by the order to relinquish such occupancy, delivery shall be made by affixing a copy of the warrant in some conspicuous place on the property, and proclaiming to the occupant by beat of drum or other customary mode at some convenient place, the substance of the order in regard to the property.

115. OBSTRUCTION TO DELIVERY OF POSSESSION :

- (1) If resistance or obstruction to the delivery of possession is made by any person, the person in whose favour the order has been made may make an application to the revenue officer complaining of such resistance or obstruction.
- (2) The revenue officer shall fix a day for investigating the matter and shall summon the party against whom the application is made to appear and answer the same.

116. USE OF FORCE AGAINST PERSON PUTTING RESTRAINT : Where the revenue officer is satisfied that the resistance or obstruction was occasioned without any just cause by the person against whom the order has been issued or some other personal his instigation, it shall direct that the applicant be put into possession of the property by use of such force as may be necessary.

117. DISMISSAL OF APPLICATION FOR POSSESSION : Where the revenue officer is satisfied that the resistance or obstruction was occasioned by any person (other than the person against whom the order has been issued) claiming in good faith to be in possession of the property on his own account or on account of some person other than the judgment debtor, the revenue officer shall make an order dismissing the application.

118. TRANSFER BY JUDGMENT DEBTOR : Nothing in the last proceeding rule shall apply to resistance or obstruction in execution of an order for delivery of possession of land or directing eviction, by a person to whom the judgment debtor, has transferred the property during the pendency of the proceeding.

119. APPLICATION BY PERSON WRONGLY DISPOSSESSED :

- (1) Where any person other than the person against whom any order has been issued for delivery of possession is dispossessed of immovable property, he may make an application to the revenue officer complaining of such dispossession.
- (2) The revenue officer shall fix a day for investigating the matter and shall summon the party against whom the application is made to appear and answer the same.

120. ORDER FOR REDELIVERY OF POSSESSION : Where the revenue officer is satisfied that the applicant was in possession of the property on his own account or on account of some person other than person against whom the order for delivery of possession has been passed, the revenue officer shall direct that the applicant but put into possession of the property.

121. A PERSON OTHER THAN A JUDGMENT DEBTOR MAY INSTITUTE A SUIT : Any person not being a judgment debtor against whom an order is made under rule 115 or rule 116, may make an application to establish the right which he claims to the present possession of the land, but subject to the result of such application (if any), the order shall be conclusive.

122. PROCEDURE OF REVENUE OFFICERS :

- (1) The procedure of proceedings before revenue officers shall be governed by Schedule III.
- (2) Subject to the other provisions of these rules, any enquiry by revenue officers, not specifically required to be held in the manner of a formal enquiry, shall be held in the manner provided for a summary enquiry in Schedule III.

CHAPTER-X

ALLOTMENT OF LAND

123. INTERPRETATION : In this chapter, unless the context otherwise requires-

- (1) **'ALLOTEE'**: When used with reference to land the possession whereof has been taken by the person in whose favour it has been allotted in accordance with these rules, includes any person succeeding to the rights of the allottee;
- (2) **'BASIC HOLDING'**: means land used for agricultural purposes which is equal to one hectare in area;
- (3) **LANDLESS**: in relation to a person means one who either by himself or, if he has a family, together with the family does not hold or possess land exceeding one basic holding.

Explanation : For the purpose of this clause, the word 'family' in relation to a person shall mean the person, the wife or husband, as the case may be, children (excluding married daughter) and parents of the person.

131. PREMIUM NOT PAYABLE IN CERTAIN CASES : Notwithstanding anything contained in rule 130, no premium shall be payable-

- (i) by a land less agricultural worker or a cooperative society of landless agricultural workers in respect of land referred to in sub-rule (i) of rule 130; or
- (ii) by a landless agricultural worker or an artisan or a co-operative society of landless agricultural workers or artisans in respect of land allotted under sub-rule (2) of rule 130.

132. ALLOTMENT OF LAND WITHIN CERTAIN DISTANCE OF ROADS AND TOWN LANDS :

- (1) Notwithstanding anything contained in the foregoing rules no land lying within fifteen meters of the central line of any public road in a town or within twenty meters of the central line of any village road.
- (2) No town land shall be allotted by the Deputy Commissioner without prior sanction of the government.

133. CONDITIONS OF ALLOTMENT : An allotment of land under Sub-Section (1) of Section 12 shall be subject to the following conditions namely :

- (i) The land shall not be transferred by the allottee within ten years from the date of allotment without the written consent of the Deputy Commissioner;

Provided that the land may be mortgaged to a co-operative society, a co-operative bank or land mortgage bank or the government without such consent.

- (ii) An allottee on giving three months notice before the end of an agricultural year and on payment of all government dues in respect of the allotted land up to the end of the said agricultural year may surrender the land allotted to him. On such surrender being made, the land shall revert to the government.

- (iii) In case the allottee is a co-operative society and the registration of such society is cancelled within ten years from the date of allotment, the land allotted to such society shall thereupon be deemed to have been resumed by the Government and the Government shall not be liable to pay any compensation. Any person holding or retaining possession of such land thereafter shall be deemed to be a trespasser.

- (iv) In case of waste land allotted for agricultural purposes, the allottee shall bring the whole area under cultivation within three years from the date of allotment.

- (v) The allottee shall be liable to pay such amount as land revenue as may be assessed under the Act and the rules made there under.

- (vi) The allottee shall within the time fixed in the allotment order to pay to the Government an amount equal to the market value of the trees and structure if any, standing the land.

- (vii) The allotment shall be liable to be cancelled if except in cases falling under Clause(IV), the land is not used within two years of the date of allotment for the purpose for which it was allotted or if the allottee commits a breach of the conditions of allotment or the provisions of these rules and the Deputy Commissioner may re-enter the land;

Provided that no such cancellation or re-entry by the Deputy Commissioner shall be made unless the allottee is given reasonable opportunity of being heard.

- (viii) No compensation shall be payable by the Government on account of cancellation any allotment or of any re-entry by the Deputy Commissioner under these rules, but if the allottee has built any constructions on the land he shall be allowed a reasonable opportunity to remove the same.

134. EXEMPTION FROM PAYMENT OF PREMIUM : Notwithstanding anything contained in rules 124 to 133, the Deputy Commissioner may, by an order in writing, suspend or remit payment of any premium or any part thereof if in his opinion the allottee has not sufficient means to make such payment ;

Provided that, before allowing suspension or remission of payment of premium in whole or in part in respect of town land, prior approval of the Government shall be obtained.

135. ALLOTMENT OF LAND OF UNUSUAL SIZE OR AWKWARD SHAPE : Notwithstanding any thing contained in rules 124 to 133, if the Deputy Commissioner is of the opinion that any land, belonging to government because of its unusual size, or awkward shape or situation, cannot suitably be allotted according to the foregoing rules, he may allot it to such person and in such manner, as may appear to him most suitable in the circumstances of the case ;

Provided that in case of town land the Deputy Commissioner shall obtain the approval of the govt. before making any allotment.

136. ALLOTMENT OF LAND FOR THE PURPOSE OF INDUSTRY OR ANY PURPOSE OF PUBLIC UTILITY : The allotment of land under Sub-Section (2) of Section 12 shall be subject to the following conditions, namely;

- (i) The allottee shall be liable to pay a premium equal to the market value of the land,

Provided that the Govt. may, by order in writing, exempt the allottee of any land from the payment of premium or any part thereof, if in its opinion, the allottee has not means to make such payment.

- (ii) The allottee shall be liable to pay such land revenue as may be specified in the allotment order ;

(3) Where the holder of any land satisfies the Deputy Commissioner within 14 days from the date of service of a notice under Sub-Rule (1) that his case is covered by Sub-Rule (2) or that he is already making full and efficient use of land for cultivation, the Deputy Commissioner shall cancel the notice.

141. SERVICE OF NOTICE : The notice may be served on the holder by delivering or tendering to him a copy thereof;

Provided that where the holder of such land is not readily traceable or refuses to accept a copy of such notice the notice may be served by affixing a copy thereof on the last known place of residence of such holder of land or on a conspicuous part of the land to which it relates.

142. COMPLIANCE OF NOTICE : The notice under Sub-rule (1) of Rule 140 shall subject to the provisions of Sub-Rule (3) of the said rules be complies with within a period of three months from the date of the service of such notice or such extended period as the Deputy Commissioner may on sufficient cause being shown from time to time allow.

143. LEASE BY DEPUTY COMMISSIONER : Where the holder of any such land has failed to comply with the notice, the Deputy Commissioner may subject to the provisions of the Act grant a lease of the land to such person as he may deem fit on such terms as may appear reasonable.

144. REGISTRATION OF LEASE : A lease of land by a land owner shall be registered by the Deputy Commissioner on an application made in this behalf.

145. NOTICE OF RELINQUISHMENT:

- (1) The notice for relinquishment of a holding under Sub-Section (1) of Section 92 shall be made in Form 38 and shall be endorsed by two witnesses.
- (2) The notice shall contain particulars of each plot which the land owner wishes to relinquish and of the land revenue payable therefore.
- (3) It shall also bear a certificate denoting that the holding or any part thereof is not subject to any encumbrance or charge.

CHAPTER-XII

RIGHTS OF TENANTS

146. INTEREST OF TENANTS:

- (1) The interest of a tenant in any land held by him as such shall be heritable, but save as otherwise provided in these rules, shall not be transferable.
- (2) No tenant shall be evicted from his land except as provided in these rules.

147. RIGHT TO CREATE A MORTGAGE OR CHARGE : It shall be lawful for a tenant to create a simple mortgage or create a charge on his interest in the land leased to him in favour of the Govt. or a cooperative society in consideration of any loan advanced to him by the Govt. or such society and in the event of such loan in accordance with its terms, it shall be lawful for the Govt. or the society as the case may be to cause him interest in the land to be attained and sold and the proceeds applied in payment of such loan.

148. RIGHT TO MAKE IMPROVEMENT : A tenant may with the permission in writing of the land owner, or if permission is refused without sufficient reason or not given within two months, after obtaining the order of the competent authority in the prescribed manner, make at his own expense any improvement to the land held by him, but shall not become liable to pay a higher rate of rent on account of any increase of production or of any change in the nature of the crop raised, as a consequence of such improvement.

149. APPLICATION FOR PERMISSION WHEN LAND OWNER REFUSES TO CONSENT : If a land owner fails or refuses to grant consent to the tenant under Rule 148 the tenant may apply to the competent authority for permission to make such improvement.

150. WHEN PERMISSION MAY BE GRANTED OR REFUSED : The authority to whom an application is made under Rule 149 may after hearing the parties and making such further inquiry as it thinks fit, grant permission to make the improvement subject to such restrictions, if any, as it may deem reasonable or may refuse permission altogether;

Provided that the authority: -

- (i) shall not grant permission for a work which diminishes the value of any other holding unless all the persons interested in such other holding agree in writing thereto, and
- (ii) may refuse permission if the land owner is prepared to make the improvement within a time fixed by the competent authority and may order that if the improvement is not so made the applicant shall be entitled to make it himself.

- (5) Nothing in Sub-Rule (1) to (4) shall affect the right of the Government to make an order directing the determination of the reasonable rent lands in any specified area.
- (6) An order determining the reasonable rent shall take effect from such date as may be specified in the order.

155. COMMUTATION OF RENT PAYABLE IN KIND:

- (1) In any case in which rent is payable in kind, the land owner or the tenant may apply in writing to the competent authority for commuting the rent into money rent.
- (2) The application under Sub-Rule (1) shall be in Form-40.
- (3) On receipt of such application the competent authority shall, after giving notice to the other party, determine the money rent payable for the land in accordance with the following provisions but not exceeding the maximum rent specified in Rule-151 read with Rule-152.
- (4) In determining the money rent, regard shall be had to :-
 - (a) the average money rent payable by tenants for land of similar description and with similar advantages in the vicinity.
 - (b) the average value of the rent actually received by the land owner during the three years preceding the date of application;
 - (c) the average prices of crops and commodities in the locality during the three years preceding the date of application;
 - (d) the improvements, if any made to the land the land owner or the tenant.
- (5) The competent authority shall, while determining the money rent, also take into consideration the fact if the produce of the holding is liable to exceptional fluctuation by reason of damage by wild animals, floods and the like.

156. JOINDER OF PARTIES: An application for determination of reasonable rent or commutation of rent may be filed by or against any number of tenants jointly; provided that all such tenants are tenants of the same land owner and all the holdings in respect of which the application is made are situated in the same village.

157. PASSING OF AN ORDER:

- (1) The competent authority may hear the cases of the tenants jointly or separately as may appear convenient to it.
- (2) No order affecting the interest of any person shall be passed on any such application unless the person has been given an opportunity of being heard.
- (3) The order shall separately specify the rent or the reasonable rent payable by each tenant or group of tenants holding the land jointly.

158. RECEIPT FOR PAYMENT OF RENT : The land owner shall give a separate receipt for rent paid either in cash or in kind and shall prepare and retain a counterfoil of each receipt given by him such receipt and counterfoil shall be in Form-41.

159. PRESUMPTION REGARDING INCOMPLETE RECEIPT : If a receipt does not contain substantially the particulars required by the above rule, it shall be presumed, until the contrary is shown or is contained in the receipt, to be an acquaintance in full of all demands for rent up to the date on which the receipt was given.

160. REFUND OF RENT RECOVERED IN EXCESS : If any land owner recovers from a tenant rent in excess of the amount due under these rules, he shall forthwith refund the excess amount so recovered.

161. SUSPENSION OR REMISSION OF RENT :

- (1) Where a land owner has obtained from or been granted the Government any relief by way of suspension or remission, whether in whole or in part of land revenue payable in respect of his land, he shall be bound to give and the tenant concerned shall be entitled to receive from the land owner a corresponding or proportionate relief by way of suspension or remission of rent payable in respect of such land ;
- (2) The nature and extent of the relief to which a land owner is bound to give and which the tenant is entitled to receive under Sub-rule (1) shall be determined by the competent authority after affording reasonable notice and hearing to the parties ;
- (3) No suit shall lie and no decree of a civil court shall be executed for the recovery by a land owner of any rent, the payment of which has been remitted, or during the period for which the payment of such rent has been suspended under this rule.
- (4) The period during which the payment of rent is suspended shall be excluded in computing the period of limitation prescribed for any suit or proceeding for the recovery of such rent.
- (5) If any land owner fails to suspend or remit the payment of rent as provided in Sub-rule (1) he shall be liable to refund to the tenant the amount recovered by him in contravention of the provisions of this rule.

170. REMOVAL OF BUILDINGS, WORKS ETC. NOT DEEMED IMPROVEMENT : A tenant against whom an order of eviction has been passed, shall be entitled to remove within such time as is deemed reasonable by the competent authority any work of improvement which can be served from the land which the tenant desires to remove or any building or construction or work (which is not an improvement) in respect of which the land owner is not willing to pay compensation.

171. EVICTION OF TENANT :

- (1) An application of eviction shall include full particulars of the ground or grounds on which the eviction is sought and shall be signed and verified in the manner provided for a plaint in the Code of Civil Procedure, 1908.
- (2) Such an application shall be heard and disposed of by the competent authority in the manner provided in the Code of Civil Procedure, 1908 for hearing and disposal of suits for possession of immovable property.

172. RELIEF AGAINST TERMINATION OF TENANCY FOR ACT OF WASTE : Where a tenancy is sought to be terminated on the ground that the tenant has materially impaired the value or utility of the land for agricultural purposes if the damage to the land admits of being repaired or if pecuniary compensation would afford adequate relief, no proceeding for eviction shall lie against the tenant unless and until the land owner has served on the tenant a notice in writing specifying the damage complained of and the tenant has failed within a period of one year from the service of such notice to repair the damage or to pay compensation there for.

173. SURRENDER OF LAND BY TENANT :

- (1) No surrender or abandonment by a tenant of any holding or any part thereof shall be valid unless such surrender or abandonment has been previously approved by the Deputy Commissioner.
- (2) Any tenant desiring to surrender or abandon his holding or any part thereof or the landowner of such holding may furnish information thereof in writing to the Deputy Commissioner.
- (3) On receipt of informations under Sub-Rule (2) the Deputy Commissioner may, after making or causing to be made inquiry, by order, either approve or disapprove the proposed surrender or abandonment;
Provided that no surrender or abandonment shall be disapproved unless the tenant has been given an opportunity of being heard in the matter.
- (4) Where the surrender or abandonment of any holding or part thereof has been approved by the Deputy Commissioner under the Rule, the holding or part thereof so surrendered or abandoned shall be settled by the Government.
Provided where such surrender or abandonment was made by a person belonging to a Scheduled Tribe of Arunachal Pradesh, such settlement shall be with another person belonging to the Scheduled Tribe of Arunachal Pradesh.
- (5) Every person on whom any holding or part thereof is settled under Sub-Rule (4) shall be held the same as the tenant who surrendered or abandoned the holding or part thereof.
- (6) Where any tenant surrenders or abandons his holding or any part thereof without the previous approval of the Deputy Commissioner and the holding or part thereof surrendered or abandoned is taken possession of by the landowner, then it shall be competent for the Deputy Commissioner (after giving the landowner an opportunity of being heard in the matter) to impose on the landowner penalty of an amount not exceeding.....rupees per hectare of the land so surrendered or abandoned for each year or any part thereof during which the possession continued.

174. APPLICATION FOR SURRENDER OF LAND BY A TENANT :

- (1) An application of a tenant for permission to surrender the land under Rule 173 shall be in Form-42. A copy of the application shall be served personally on the landowner or sent to him by register post acknowledgement due by the tenant in question.
- (2) The landowner shall within thirty days of the receipt of the copy of the application of the tenant, apply to the competent authority for permission to enter upon such land with such application he shall append a list of all lands held by him as landowner or as a tenant or a mortgagee in possession or in any other capacity giving details of the tenant or landowners of such lands as the case may be.
- (3) The competent authority on receipt of the application of the tenant and of the land owner if any, shall make an enquiry in a summary manner. It shall call the tenant to attest the notice of surrender and if necessary, to produce two witnesses to identify him. The signatures of the tenant and witnesses shall be taken on the portion provided therefore in the Form-42 in the presence of competent authority.
- (4) Where the competent authority has refused permission under Rule 173 and the tenant gives a declaration in writing, relinquishing his land, the right in such land shall be leased out to any other person in accordance with Rule 143.

175. FIRST OPTION TO PURCHASE :

- (1) If a landowner at any time intends to sell his land held by a tenant he shall give notice in writing of his intention to such tenant and offer to sell the land to him. In case the latter intends to purchase the land he shall intimate in writing his readiness to do so within two months from the date of receipt of such notice.

SCHEDULE -I

A.P. L.R. FORM-I

{ See Rule 7 (2)}

Notice of allotment of land for pasturage/community purpose under S. 11.

Whereas it appears necessary that the land specified below may be set apart for pasturage for the ~~village~~ cattle/ community purposes, objection, if any, may be made within thirty days from the date of publication of ~~this~~ notice.

Village/Circle Sub-Division	Plot No.	Area	Purpose In case of land to be set aside for pasturage for the cattle of any village or villages specify the village or villages.

Date.....

Deputy Commissioner/District Collector.

A.P.L.R. FORM - 3

{ See Rule 36 (1)}

Notification

No.

Dated the

It is hereby notified for general information under Rule 36(1) of the Arunachal Pradesh (Land Settlement and Records) rules, 2002 read with S. 23 of the Arunachal Pradesh Land Settlement and Records Act, 2000 that a Revenue Survey of the area specified in the schedule below shall be made with a view to the settlement of land revenue and to the preparation of record -of -rights connected therewith/the revision of any existing settlement or record-of-rights.

SCHEDULE

*** *** *** *** ***

Revenue Commissioner
Govt. of Arunachal Pradesh
Itanagar.

* Delete the words which are unnecessary.

A.P.L.R. FORM - 4

{ See Rule 36 (2)}

Proclamation

No.

Date.....

All landholders and members of public of the village mentioned in the schedule below and of the villages, contiguous thereto are hereby informed that orders have been issued for revenue survey and preparation/revision* of the record-of-rights pertaining to the village on the basis of and following the work of village boundary demarcation and other matters, to the provisions of the Arunachal Pradesh (Land Settlement and Records) Act, 2000.

SCHEDULE

*** *** *** *** ***

Survey & Settlement Officer
Arunachal Pradesh Administration

* Delete the words which are unnecessary.

A.P.L.R. FORM 4-A

{ See Rule 70 (2)}

Proclamation

No.

Dated.....

All land holders and members of public of the village mentioned in the schedule below and of the villages contiguous thereto are hereby informed that preparation of Field Index pertaining to the village on the Basis of plot inspection according to the provisions of S. 42 of the Arunachal Pradesh Land Settlement and Records Acts, 2000 will be taken up by the Revenue Officer with effect from the date to be notified by him under Sub-R. (3) of R. 70 of the Arunachal Pradesh (Land Settlement and Records) Rules, 2002.

SCHEDULE

*** *** *** *** *** ***

*** *** *** *** *** ***

Revenue Officer.

A.P.L.R. FORM 4-C
{See Rule 35 (1)}

Notice

Whereas the table of profits of agriculture and value of land relating to the unit comprising the villages mentioned in the schedule below has been prepared under S. 22 the same shall be open to public inspection at for a period of thirty days from the date of publication of this notice. Objection, if any, to any entry in the table may be filed before the undersigned within the aforementioned period.

Date
Place

Revenue Officer

SCHEDULE

Name and No. of Unit	Name(s) of village(s)	Circle and Sub-Division
.....

A.P.L.R. FORM 4-D

{ See Rule 35 (1)}

Notice

Whereas all objections filed under R. 35(1) of the Arunachal Pradesh Land Settlement and Records Rules, 2002 have been finally disposed of and all orders thereon have been incorporated in the table of profits of agriculture and value of land relating to the unit comprising the village(s) mentioned in schedule below, the said table as modified, if any, is placed under final publication with effect from and it shall be open to public inspection at for a period of fifteen days from the date of final publication of the table.

Date
Place

Revenue Officer

SCHEDULE

Nature and No. of Unit	Name(s) of village(s)	Circle and Sub-Division
.....

1	Sub-Division
2	Thana
3	Name, No. and area of assessment unit
4	Name of villages with the unit
5(a)	Class of land
(b)	For purposes of agriculture
(c)	For industrial or commercial purposes
(d)	Site for dwelling houses
(e)	For any other purposes
6	Remarks

A.P.L.R. FORM - 6
(See Rule 42)

Whereas the table of revenue rates relating to the assessment unit comprising the villages mentioned in the schedule below has been prepared in accordance with Sub. S(I) of S. 29, the same shall be open to public inspection at for a period of thirty days from the date of publication of this notice. Objection, if any, to any entry in the table of revenue rates may be filed before the undersigned within the aforesaid period.

Date

Survey & Settlement Officer/
Assistant Survey and Settlement Officer**SCHEDULE**

Nature and Number of the assessment unit	Name of villages	Thana
---	------------------	-------

A.P.L.R. FORM-7
(See Rule 50)

Statement of rights

Village
P.S.

Revenue Circle
District

No.....
Sub-Division,
District

Of superior interests

Rent/Revenue payable
by this interest

Determined
under section

This interest

1	Record of Rights No. (including sub Nos.)	
2	Description of interest and name of possessors (in brief)	
3	Share of each	
4	As stated by land holder entitled to receive	
5	As stated by the payee	
6	As ascertained by the revenue officer	
7	Cess	
8	Remarks	
9	Rent/Revenue	
10	Cess	
11	Additional Revenue	
12	Date from which rent/revenue will come into force	
13	Description of the interest and name etc of the land holder (in detail)	
14	Share	
15	Class to which landholder belongs with particulars	

Village.....	Plot No.	Present	Old	Class of Land	Statement of rights in which included	Dec.	Acre	Share of plot in which statement of rights in	Dec.	Acre	Actual possession	(in brief)	Remarks	Circle.....	Total area of plot	Proportionate area of plot in statement of rights	Sub-Division.....	A.P.L.R. FORM - 8 (See rule 54) Field Index
		1	2	3	4	5	6	7	8	9	6	8	9					

A.P.L.R. FORM - 8-A
{See Rule 70(1)}

Village

Circle

District

Sub-Division

Northern Boundary	Total area of the plot
-------------------	------------------------

Plot No.	Plot No.	Occupier	Class of land	Record of Rights in which included	Name and status of the recorded persons(s)	Hectare	Acre	Name and percentage of actual Possessor with status and share	Condition of possession and date from which possessed	Name of head of the family of possessor, relation With the actual possessor and number of family members.	Remarks
1	2	3	4	5	6	7	8	9	10		

A.P.L.R. FORM - 9
{See Rules and 70(2)}

Notice

No.

Dated

Whereas the work relating to in connection with survey and settlement/ preparation of field index shall be taken up in the village mentioned in the schedule below from the day of 200..... all holders of lands are informed that they shall either personally or through their duly authorized agents attend the fields or shoeing the boundaries of the village and of their own land. They shall also furnish all such information, supported by relevant documents and other evidences, as may be required in this connection failing which action according to law may be taken against them.

SCHEDUEL

Revenue Officer

(Delete the words, which are unnecessary)

A.P.L.R. FORM - 10
{ See Rule 60(1)}

Notice

No.....
Circle.....
P.S.Dated
Sub-division
Village

To

All land -holders

Whereas the work of local inspection of the preliminary records -of -rights of the aforesaid village which have been prepared in pursuance of orders issued under S.23 of the Arunachal Pradesh (Land Settlement and Records) Act, 2000, will commence on the day of 200 and whereas it is considered that your presence on the field in connection therewith would be necessary on the above mentioned date or on any subsequent date that may be fixed and notified later, a notice is hereby given for your information that you should remain present yourself on the field personally or through a duly authorized agent in connection with the aforesaid work and be ready to furnish necessary information relating to the lands in which you may have right or title or over which you may have possession, otherwise action may be taken in your absence in accordance with the provisions of law.

Signature and full designation
of the Revenue Officer.A.P.L.R. FORM - 11
{ See Rule 60(2)}

Receipt for the price of copy of statement of Rights

Year.....
Book No. Serial No.
Village..... Circle..... Division.....

2. Statement of Rights No.
3. Name and address of the person recorded in the Statement of Rights
4. Amount realized

Signature and designation of the
Officer realizing the price

Date.....

Received the above-mentioned price and also the receipt in connection thereof.

Signature of the recipient

A.P.L.R. FORM - 13

{ See Rule 60(5)}

Local explanation certificate of Revenue Officer

Name of village Sub-Division
P.S.

I hereby certify that I have completed the local explanation of the above village according to the rules. I have initialized all corrections brought to my notice and I have prepared all statements of rights in the presence of landholder, tenant, and occupants. Further, I have examined on the spot the survey and measurement of each plot correcting every mistake which I was able to find in the map. To the best of my knowledge the map of the above village is now without mistake and flawless. All barat entries (i.e. reference entries relating to holdings partly lying in one village and partly in another) have been written up after reference to the record of the village where rent or revenue is recorded.

Signature and full designation
of the Revenue Officer

Date Village Circle

I have satisfied myself that the area of each plot has been correctly entered in the Field Index and that the area in the Statement of Rights has been correctly totaled and the total area of the village as given in the field Index and Statement of Rights is the same in all and is acres.

Signature and full designation
of the Revenue OfficerDate
Circle

A.P.L.R. FORM - 14

{ See Rule 61(1)}

Proclamation for attestation

Sub-division P.S.
Circle

To

All land holders and other interested persons

This is to give notice that in exercise of the powers conferred on him by the Arunachal Pradesh(Land Settlement and Records) Act, 2000 and the Rules framed under the Act, a revenue officer will begin to attest and to complete the record-of-rights of the said village on _____(date) at(place)

You are therefore directed to attend at the appointed time and place or at any time and place, which may be fixed by a subsequent notice, and to bring with you any other evidence, oral or documentary. Whatever you desire to produce. If you fail to attend action may be taken in your absence in accordance with the provisions of the Act and rules framed there under.

Assistant Survey and Settlement
OfficerAttestation
Camp

Date

A.P.L.R. FORM - 17
{ See Rules 62(1) and 70(4)(a)}

Objection under S. 39(1) and 43 of the Arunachal Pradesh (Land Settlement and Records) Act, 2000

Village
Revenue Circle
Sub-divisionCourt fee stamp
to be affixed here.

1. Name, father's name and address of objector :
2. Name, father's name and address of person against whose statement of Rights objection is made ...
3. Statement of Rights Nos under objection :
4. Plot Nos under objection :
5. Nature of objection, e.g. status, rent, revenue, possession etc.
6. Matters objected to with details of objection and relief sought .

Objection No.

Signature of objector and date

Village name and No.

Objection duly received and entered

Signature and full designation
of the Revenue Officer

Order sheet	Date	Order	Signature of the Officer
Present on behalf of the objector			Present on behalf of the other party

Grounds for Decision and orderA.P.L.R. FORM - 18
{ See Rule 63(1)}

Notice fixing the date for hearing objection under s. 39(1) of the Arunachal Pradesh (Land Settlement and Records) Act, 2000

Objection No.

Village name and No.

PS.

Circle/Sub-Division

District

Objector

Other parties

Notice

To,

Whereas an objection has been filed under section Of the Arunachal Pradesh Land Settlement and Records Act, 2000 and (date) has been fixed for hearing. You are hereby informed that you should be present before the undersigned yourself or through a duly authorized agent with evidence, oral and documentary at (place) at (time) on the said date. If you fail to turn up at the appointed time, orders may be passed ex parte according to law.

Signature and full designation
of the Revenue Officer.

Date

N.B. This should be accompanied by a copy of the objection.

A.P.L.R. FORM-20
(See Rule 72)
Mutation Register

Serial No.		Village	P.S.	Sub-Division
1.	2.	Name of the village And plot No. (with statement of Rights)	Description of the amount paid if any.	
3.	4.	Year and date of submission of application	Disposal	
5.	6.	Name and address of the applicant and his father's name		
7.	8.	List of the report giving nature of acquisition		
9.	10.	Total area of the holding		
11.	12.	Name of the recorded persons with their names, parentage and addresses		
13.	14.	Date and year of payment		
15.	16.	Amount		
		Year and date of the issue of notice		
		Year and date of return of the notice after service		
		Sl. No. of register of disputed cases, if any		
		Year and date of sanction or refusal		
		Abstract order (short description of Particulars)		
		Date of the correction of records		
		Remarks and signature of the certifying officer		

A.P.L.R. FORM-21
{ See Rule 73(1)}

Report for Mutation

1. Name of village and No. :
 2. Circle :
 3. Serial No. :
 5. Date of report :
 6. Name of applicant :
 7. (a) Names of recorded persons with
their father's names and addresses in
whose place mutation is sought :
 (c) Statement of Rights No.
and Class :
 8. Manner of acquisition with consideration
paid, if any, and date :

Signature of applicant

Date

9. Date of sending the report to the
Revenue Officer :
 10. Date of entry in the mutation register
by Circle Officer :
 11. Date of sanction or refusal :
 12. Abstract order :
 13. Date of correction of record-of-rights :
 14. Signature with date of the officer
verifying the correction :

Counterfoil
Receipt for application for mutation

Serial No.

Received the marginally noted
request for mutation from
Shri.....
of village.....
on.....

Name and No. of the village

Signature of Circle Officer
with date

A.P.L.R. FORM -24
{ See Rule 87(1)}Notice of demand under S. 60 of the Arunachal Pradesh
Land Settlement and Records Act, 2000.

In the Court of To S/O
 resident of Village
 Circle P.S. Sub-Division

You are hereby required to take notice that a sum of Rs. (Rupees) only is due from you on account of arrears of land revenue, and other dues realizable as land revenue, as per details given below and that unless it is paid within days from the receipt of this notice further proceedings for the recovery of the dues shall be taken against you accordingly to law.

Village NO.	Plot No. with Statement of Rights No.	Amount of arrears	Year for which due	Interest	Process fee	Total amount due
1	2	3	4	5	6	7

Deputy Commissioner/District Collector
Revenue Officer.

Date :

(Seal)

A.P.L.R. FORM -27
{ See Rule 93 (1)}

Prohibitory order : Attachment of Immovable property

Whereas..... son of..... Caste.....
 resident of Circle P.S. Sub-Division
 has made default in payment of Rs. on account of land revenue
 and other dues realizable as such by him as per margin;

It is ordered that the said be and is hereby prohibited and restrained, until further order of this office, from transferring or charging the property specified in the following schedule by sale, gift or otherwise and all persons be and are hereby in like manner prohibited from receiving the same by purchase, gift or otherwise.

Issued under my hand and seal of this office this
 day of 200

Deputy Commissioner/
 District Collector

SCHEDULE

Village/Sub-Division	Plot No.	Area	Description	Amount
1	2	3	4	5

A.P.L.R. FORM -28
{ See Rule 97 (1)}

Proclamation of sale of holding

Whereas the holding(s) specified below has (have) been attached for the recovery of the arrears of land revenue specified in column (5) below and of Rs. on account of process fees due from son of resident of (village) P.S.
 Sub-Division.....

Proclamation is hereby made that unless the amounts due be paid to the Circle Officer before the date herein fixed for the sale, the said holding(s) shall be sold free of all encumbrances by public auction at on the day of 200 at or about O'clock.

Village	Plot No. with statement of rights No.	Area	Assessment	Arrears of land revenue due
1	2	3	4	5

Date :

Deputy Commissioner/District Collector
 Revenue Officer

Summons for disposal of case

In the court of.....
Case No.
Parties.....

To

(Name, description and place of residence)

Whereas has instituted a case against you for you are hereby summoned to appear in this court in person or by a pleader duly instructed, and able to answer all material questions relating to the case, or who shall be accompanied by some person able to answer all such questions, on day of 200 ... at O'clock in the noon, to answer the claim, and as the day fixed for your appearance is appointed for the final disposal of the suit, you must be prepared to produce on that day all the witnesses upon whose evidence and all the documents upon which you intend to rely in support of your defence.

Take notice that, in default of your appearance on the day before mentioned, the case will be heard and determined in your absence.

Given under my hand and seal of the Court, this day of 200

Revenue Officer
(Full Designation)

Note: Should you apprehend your witness will not attend of their own accord, you can have a summons from this Court to compel the attendance of any witness, and the production of any document that you have a right to call upon the witness to produce, on applying to the Court and on depositing the necessary expenses.

Summons for settlement of issues

In the court of.....
(Title Case No.
Parties.....

To

(Name, description and place of residence)

Whereas has instituted a case against you for you are hereby summoned to appear in this court in person or by a pleader duly instructed, and able to answer all material questions relating to the case, or who shall be accompanied by some person able to answer all such questions, on day of 200 ... at O'clock in the noon, to answer the claim, and as the day fixed for your appearance is appointed for the final disposal of the suit, you must be prepared to produce on that day all the witnesses upon whose evidence and all the documents upon which you intend to rely in support of your defence.

Take notice that, in default of your appearance on the day before mentioned, the case will be heard and determined in your absence.

Given under my hand and seal of the Court, this day of 200

Revenue Officer
(Full Designation)

Date:

A.P.L.R. FORM - 35
{ See Rule 137(1)}

Objection under sectionof the Arunachal Pradesh (Land Settlement and Records) Rules, 2000.
(obverse)

Objection No.

Name of the village

Circle.....

Name, Father's name and address of the objector	Name, Father's name and address of the person against whose accrual of rights under section	No. of statement of Rights under objection	No. of plots, if any, under objection	Nature of objection, e.g. regarding title, revenue, possession etc.	Matters objected to with details of objection and relief sought.
1	2	3	4	5	6

Objection No.

Signature of the objector and date

Objection duly received
from Shri of village

..... on

Name of the village
and number

Circle Date

Signature and full designation
of Revenue Officer

Order sheet

Date	Order	Action taken on order

Present on behalf of
objector

Present on behalf of the
other party

Grounds of decision and order

Correction in record-of-rights
under objection according to order

Correction in corollary
record-of-rights

Signature in token of
Correction and date

Signature in token of
check and date

Signature in token of
correction and date

Signature in token of
check and date

A.P.L.R. FORM - 38
(See Rule 145)

Notice for relinquishment of landowner's rights in land.

To

(The Competent Authority)

I son of Resident of village
 District Hereby give notice for relinquishing my landowner's rights in the land as shown in the
 schedule below situated in village Circle Sub-Division
 and of which I am the landowner from the agricultural year

*Patta/ Certificate No.	Plot No.	Area	Class of land	Land revenue	Name of tenant if any
1	2	3	4	5	6

I further certify that the land in question or any part thereof is not subject to any encumbrance or charge.

Signature of witnesses

Signature of applicant

1.....

Date

2.....

Date :

* Strike out words which are not applicable.

A.P.L.R. FORM - 39
(See Rule 154 (2))

Application for determination of reasonable rent.

To

(The Competent Authority)

1. Particulars of applicant/ land/owner/tenant	(a) Name (b) Parentage (c) Residence (d) Village/PS/Circle
2. Particulars of the respondent/ land owner/tenant	(a) Name (b) Parentage (c) Residence (d) Village/PS/Circle
3. Particulars of land	(a) Village, PS/Circle and sub-division in which land is situated (b) Plot number and area (c) Statement of Rights No. (d) Amount of rent (e) Improvement made, if any.
4. If the application is for abatement or enhancement	
5. The amount of rent claimed or asserted	
6. Ground for making application	

Date:

Signature of landowner/tenant

A.P.L.R. FORM - 42
(See Rule 174)**Application for surrender**

From

To (The competent Authority)
Landowner (Name and address)

This is to inform you that under provisions of section 173 of Arunachal Pradesh (Land Settlement and Records) Rules 2002. I intend to surrender my land the details of which are given below with effect from permission for the same may be given to me.

Name of village with circle	Plot Nos to be surrendered	Statement of Rights No.	Area of field to be surrendered	Rent of the land to be surrendered	Remarks
1	2	3	4	5	6

Signature of tenant

(Entries below this line will be made at the time of attestation)

Attested on

By

(1) Signature of -	(2) Signature of -	Signature and designation of the attesting officer
Witness	Witness	
Son of	Son of	Date :
Resident of	Resident of	

Address

Address

A.P.L.R. FORM -44
(See Rule 176(2))

To

(Competent Authority)

Sir,

I am the landowner*/tenant of the following land :

Description of the land

Village	Plot No. with Statement of Rights No.	Area	Revenue*/Rent Payable

Whereas Shri landowner of the land has offered to sell the land to me at the rate of Rs. Per acre.

Whereas Shri Tenant has offered to purchase the land at the rate of Rs. Per acre.

The total value is Rs.

The price quoted by the landowner*/tenant is very high*/low and as required under Rule 175 of the Arunachal Pradesh (Land Settlement and Records) Rules, 2002, I apply for determination of the reasonable price of the above mentioned land.

I am prepared to pay*/accept Rs. For the land mentioned above.

A copy of the notice of the landowner/letter of the tenant is enclosed herewith.

Yours faithfully,

Signature of the landowner*/tenant

Village.....

P.S.

Circle.....

District.....

NB: * Strike out the Portion or portions not applicable.

SCHEDULE - II
(See Rule 80)

The inspection and grant of certified copies of Revenue Records.

1. REVENUE RECORDS TO BE OPEN TO PUBLIC INSPECTION :

- (i) Subject of the provisions of this schedule, all revenue records shall be open to inspection by the public.
- (ii) If the Deputy Commissioner or any officer-in-charge of the record room considers that any record of which inspection is sought is of a confidential he may, by a written order, refuse the inspection.

2. INSPECTION OF RECORDS OF PENDING CASES AND OF CASES NOT DEPOSITED IN THE RECORD ROOM :

The record of a case which is pending or which has been decided but the record of which has not been deposited in the record room, may with the permission of the court concerned be inspected -

- (i) by any party thereto or by his pleader or recognized agent or by such pleader's recognized clerk if authorized by his master free of charge; and
- (ii) by any other person after payment of the prescribed inspection fee.

EXPLANATION: For the purposes of this para the record of a decided case called for in connection with a pending case shall be deemed to be the record of a case which is pending before the officer who called for it.

3. INSPECTION OF RECORDS DEPOSITED IN THE RECORD ROOM : The inspection of record deposited in the record room shall be allowed with the permission of the DC or such officer as he may appoint in this behalf, on payment of the prescribed inspection fee.

4. INSPECTION BY GOVERNMENT OFFICERS : The inspection of any record by Government officer, or other persons duly authorized in this behalf for Government purposes shall be allowed free of charge.

5. INSPECTION BOOKS: A book called the inspection book shall be kept by each Court and also by the record keeper in Form A appended to this schedule and every person desiring inspection shall fill in the particulars in columns 1 to 4 thereof. Before the inspection is begun, the permission of officer competent to grant permission shall be taken by the Court clerk or by the record keeper, as the case may be, by obtaining the officer's initials in column 5 of the inspection book.

6. INSPECTION FEE : The inspection fee chargeable under paras 2 and 3 shall be Rupee for any subsequent hour or portion thereof for every record inspected. The fee shall be prepaid in court fee stamps and shall in no case be refunded. The record keeper, or in the case of a court, such officer as the presiding officer may direct to maintain the inspection book, shall affix the stamps in column 8 of the book and cancel them in the manner specified in S. 30 of the Court fee Act, 1870 (VII of 1870).

7. PLACE AND TIME OF INSPECTION : The inspection shall be made within such office hours, in such place and in the presence of such official as the presiding officer, or in the case of records deposited in the record room, the officer-in-charge of the record room, may direct.

8. MANNER OF INSPECTION : The use of pen and ink during inspection is prohibited. Pencil and paper may be used for making any notes or copies from the record but no marks shall be made on any record or paper inspected. Any person infringing this provision may, by the order of the Collector or the Officer in charge of the record room or the presiding officer, be deprived of the right of inspection for such period as he may direct. Such an order, when passed by a revenue officer subordinate to the Collector, shall be subject to revision by the latter.

9. RETURN OF RECORD : The inspection shall be completed and the record returned within the hours fixed under para 7 on the day on which the record was taken out for inspection.

10. FAILURE TO INSPECT : If the applicant fails to make inspection within one week from the date on which inspection was ordered, the order shall lapse and no further inspection shall be allowed without obtaining a fresh order.

11. INSPECTION OF LAND RECORDS IN CUSTODY OF MANDAL OR VILLAGE OFFICER. The Mandals/Village officers shall allow any one interested to inspect free of charge any land records in his custody and to take notes of the same.

12. COPIES OF RECORD OF RIGHTS : Certified copies of record of rights and maps may be granted to parties under S. 47 or 48 by the revenue officer having custody of the maps and records in question.

13. FORM OF APPLICATION FOR COPIES : Application for certified copies shall be made in Form B appended to these Rules and shall bear a Court fee stamp of the value of twenty five naye paise.

FORM - B

Application for copy
(See para 13 of Schedule II)

Name of Address of the applicant	Application fee (in court fee stamp to be affixed here)	Name of Village	Officer receiving
Forms and tracing cloth if required to be supplied by the applicant		Circle	
Name and address of the person who will receive the copy	P.S.		Receipt for application
Whether to be received personally or to be sent by registered post	For certified copies court fees and folios to be supplied by the applicant according to rules.	Particulars of record or map	Name of the applicant Due date for issue of the copy Court fee, Folios deposited
Memo of Stamp @	Extra court fee for sending by registered post	Cost of folios Forms etc	
Serial No.	Court fee labels Folios		Delivery of copy
Date of presentation			If posted date of posting receipt to be attached here
Application fee			If taken personally receipt of the party with date
Postage fee			
Authentication fee			