

THE PUNJAB (WELFARE AND SETTLEMENT OF LANDLESS, MARGINAL AND SMALL OCCUPANT FARMERS) ALLOTMENT OF STATE GOVERNMENT LAND RULES, 2021.

In exercise of the powers conferred by Section 14 of the Punjab (Welfare of Landless, Marginal and Small Occupant Farmers) Allotment of State Government Land Act, 2020, the Governor of Punjab is pleased to make the following Rules namely: -

1. Short title and commencement. - (1) These Rules may be called the Punjab (Welfare of Landless, Marginal and Small Occupant Farmers) Allotment of State Government Land Rules, 2021.

(2) These shall come into force on the date of publication in the Official Gazette.

2. Definitions. -In these Rules, unless the context otherwise requires:-

- (1) "Act" means the Punjab (Welfare of Landless, Marginal and Small Occupant Farmers) Allotment of State Government Land Act, 2020.
- (2) "Applicant" means a person who applies for allotment of land under the Act and includes his heir (s).
- (3) "Form" means the Forms as appended at the end of the Rules.
- (4) "Notification or notified" means a notification issued by the Government and published in the Official Gazette.
- (5) "Revenue record" means the record maintained under the Punjab Land Revenue Act, 1887 (Act No. XVII of 1887) and the Punjab Land Record Manual.
- (6) "Rules" mean the Punjab (Welfare of Landless, Marginal and Small Occupant Farmers) Allotment of State Government Land Rules, 2021.
- (7) "Section" means the Section of the Act.

(8) Words, expressions, and phrases used herein and not defined, but defined in the Act shall carry the meanings respectively assigned to them in the Act.

3. Application of the Rules. - The Rules shall apply to proceedings under the Act and all matters incidental thereto.

4. Application to the Allotment Commissioner. [Sections 3 (2), 11 and 14 (2) (a)] - (1) A landless, marginal or small farmer in cultivating possession and occupation of land for a period of twelve years or more as on First day of January, 2020 may apply to the Allotment Commissioner for the allotment of land in Form A.

(2) The application shall be accompanied with copies of revenue record showing the occupation and cultivating possession of land for a period of twelve years.

(3) A court fee of Rupees One hundred shall be paid on an application for allotment of land under the Act.

5. Notice of the application. [Sections 5 (2), 11 and 14 (2) (a)]- The Allotment Commissioner on receipt of an application for allotment of land shall issue notice under Section 5 (2) of the Act in Form B to the Secretary to Government of Punjab in the concerned Department of Punjab Government in which the land vests to raise objections, if any, within sixty days of the receipt of notice.

6. Enquiry and order by the Allotment Commissioner. [Sections 5 (3), 11 and 14 (2) (b)] - (1) The Allotment Commissioner on receipt of an application for the allotment of land shall get a report from the Tehsildar with his recommendation as to the genuineness of the applicant and his entitlement for allotment of land.

(2) The report and recommendation made by the Tehsildar as to the genuineness of the applicant and his entitlement for allotment shall be considered by the Allotment Commissioner who shall by recording reasons either accept the report and recommendation or reject it.

(3) The Allotment Commissioner in case the land is to be allotted shall issue a letter of allotment in Form C specifying the total amount payable; twenty-five per cent of the said amount and the amount of six equated installments along with due date of payment of each installment and in the event the application for allotment of land is declined, the order declining the application shall be communicated to the applicant.

7. Determination of the price payable by the applicant for allotment of land. [Sections 4 and 11] -(1) The price payable by an applicant for allotment of land for a marginal or small occupant farmer in the case of general category applicant shall be fifty per cent of the Collector rate for land measuring up to two and a half acres and sixty-five per cent of the Collector rate for land measuring above two and a half acres and up to five acres.

(2) The amount payable by an applicant for allotment of land for a marginal or small occupant farmer in the case of members of the scheduled castes category and landless farmer, irrespective his being of the general category or member of the scheduled castes category, shall be thirty per cent of the Collector rate for land measuring up to two and a half acres and forty per cent of the Collector rate for land measuring above two and a half acres and up to five acres.

(3) The price payable by an applicant for the allotment of land in lump sum; twenty-five per cent of the lump sum and the balance in six equated interest free instalments, mentioning the due dates, shall be calculated by

the Allotment Commissioner in the order of allotment and informed to the applicant.

8. Deposit of amount payable. [Sections 6 and 14 (2) (c)] – (1) After the passing of allotment order by the Allotment Commissioner allotting the land and determining the price payable, the allottee within thirty days shall deposit twenty-five per cent of the price or may deposit the entire amount determined in the Punjab Government treasury under the head as notified.

(2) In case twenty-five percent of the price determined has been paid, the balance six equated installments shall be deposited by the allottee in the Punjab Government treasury on or before the dates fixed by the Allotment Commissioner in the allotment order.

(3) The Allotment Commissioner before proceeding to cancel the allotment under Section 6 (3) of the Act shall give an opportunity to an allottee to pay the amount due along with interest at the rate of six per cent per annum from the due date till the date of payment.

(4) The challan receipt of the amount deposited by the allottee in the Punjab Government treasury shall be submitted to the Allotment Commissioner who shall place the same on his case record.

9. Issuance of conveyance deed. [Section 7]- The Allotment Commissioner on the payment by the allottee of the entire price for the allotment of land shall issue a conveyance deed in favour of the allottee, which shall be in Form D.

10. Procedure for refund. [Sections 6 and 14 (2) (d)] – (1) In case an allottee defaults in the payment of money or fails to deposit the initial amount or the balance of any installment due and the allotment of land is cancelled under Section 6 of the Act, the amount deposited by the allottee

for the allotment of land under the Act shall be refunded to him by the Allotment Commissioner.

(2) In case of cancellation of an allotment under Section 6 of the Act, the allottee may within sixty days of the cancellation apply to the Allotment Commissioner for refund of the amount deposited by him.

(3) On receipt of an application under sub rule (2) above, the Allotment Commissioner after deducting twenty-five percent of the amount, refund the balance amount to the allottee.

11. Disposal of land. [Sections 6 (3) and 8] –In the event of cancellation of the allotment of land made, the allotted land shall be disposed of by public auction by the Allotment Commissioner.

12. Appeal. [Section 9]– (1) The grounds of appeal filed by or on behalf of a party to the Chief Allotment Commissioner, shall be as brief as the nature of the case admits; and shall not be argumentative but shall be confined as far as possible to a simple and concise narrative of the facts, which the party by whom or on whose behalf the appeal is filed believes to be material to the case.

(2) The memorandum of appeal shall be accompanied by a copy of the order appealed against along with a court fee of Rupees One Hundred.

The Punjab [Welfare and Settlement of Landless, Marginal and Small Occupant Farmers] Allotment of State Government Land Rules, 2021.

Form A

[Section 3 [2] of Punjab [Welfare and Settlement of Landless, Marginal and Small Occupant Farmers] Allotment of State Government Land Act, 2020] and Rule 4 of the Punjab [Welfare and Settlement of Landless, Marginal and Small Occupant Farmers] Allotment of State Government Land Rules, 2021.

To

The Allotment Commissioner _____
District _____

Sir,

As required by Section 3[2] of the Punjab [Welfare and Settlement of Landless, Marginal and Small Occupant Farmers] Allotment of State Government Land Act, 2020. I furnish below the particulars of the Punjab Government land held by me, for allotment of the same. I am in continuous, cultivating possession of this land from the crop _____ year _____. It is also requested that the amount payable by me may be calculated and I be informed accordingly.

It is submitted that, no land is owned by the applicant/the total land owned by the applicant in the State of Punjab is _____ Kanal/Bighas _____ marla/biswas strike out whichever is not applicable.

1. Name of Applicant _____
2. Category under which applied (attach certificate if belonging to S.C.)
3. Son of/Daughter/Wife of _____
4. Details of land of which transfer is sought as per Jamabandi:-

Jamabandi for the year	Khewat/Khatauni No.	Number Khasra	Total Area

5. Complete Address _____
6. Email id _____
7. Mobile Phone _____
8. Landline No. _____

The copies of jamabandi from the year _____ to _____ and the requisite girdawaris for _____ years are enclosed.

Certificate

I solemnly affirm that the particulars given by me in the application form are correct.

Date _____

Signature _____

Notice Form B
(Rule 5)

Shri _____ S/o _____ R/O Village
_____ Tehsil _____ District _____ has submitted
an application under Section 3 of the Punjab [Welfare and Settlement of Landless,
Marginal and Small Occupant Farmers] Allotment of State Government Land Act 2020 for
allotment of Punjab Government Land, the ownership of which vests with your Department.
Details of the land are as under:-

Name of the Village _____ Tehsil _____ District
_____ Khewat/Khatauni _____ as per Jamabandi for the year _____.

In case you have any objection (s) to the said allotment you may submit the
same with specific reasons within 60 days for consideration by the undersigned.

In case of failure to receive your response within specified time it shall be
deemed that your department has no objection to the transfer of the said land.

Allotment Commissioner

FORM-C

[Rule 6 of The Punjab (Welfare and Settlement of Landless, Marginal and Small Occupant Farmers) Allotment of State Government Land Rules, 2021]

LETTER OF ALLOTMENT

To

Sub: Letter of allotment for land comprised in Khewat/Khatauni _____ bearing khasra nos. _____ measuring _____ Kanal/Bigha _____ Marla/Biswa _____ situated in village _____, H.B No. _____ Tehsil _____, District _____

No _____ dated _____

This is with reference to your application received on _____ for allotment of the above land.

2. This is to inform you that after consideration of your application the above land is allotted to you subject to the following conditions:

(i) The allotment shall be subject to the provisions of The Punjab (Welfare and Settlement of Landless, Marginal and Small Occupant Farmers) Allotment of State Government Land Act, 2020 read with the Rules framed there-under from time to time.

(ii) The allotment shall be for a total price of Rs. _____/- (figure to be given in words also).

(iii) You have the choice of depositing the entire price (in lump sum) within 30 days of the issue of this letter, **OR** to deposit 25% of the price within 30 days and the balance in 6 equated instalments as per the schedule below:

Serial number of Instalment	Due Date	Total amount payable
1		
2		
3		
4		
5		
6		

(v) The above amounts should be deposited within the stipulated time in the Government Treasury under head _____, and the receipts submitted to this office.

(vi) This Letter of Allotment shall be deemed to have been cancelled at any subsequent stage if the information / documents supplied by you are found to be false or fabricated. Such allotment shall be cancelled and the entire money deposited shall be forfeited.

(vii) Conveyance deed for the allotted land shall be issued after the entire price of the land has been paid.

Sd/-

Allotment Commissioner

Endst no _____ dated _____

A copy is forwarded to the following for information and necessary action:

1. Deputy Commissioner, _____
2. District head of concerned Department
3. Tehsildar, _____

**ਕਨਵੇਅੰਸ ਡੀਡ (ਬੈਅ ਨਾਮਾ)
ਫਾਰਮ ਡੀ (ਨਿਯਮ 9)**

ਬੈਅ ਨਾਮਾ ਜੋ 'ਦੀ ਪੰਜਾਬ (ਵੈਲਫੇਅਰ ਐਂਡ ਸੈਟਲਮੈਂਟ ਆਫ ਲੈਡਲੈੱਸ ਮਾਰਜਿਨਲ ਐਂਡ ਸਮਾਲ ਆਕੂਪੈੱਟ ਫਾਰਮਰਜ) ਅਲਾਟਮੈਂਟ ਆਫ ਸਟੇਟ ਗਵਰਨਮੈਂਟ ਲੈਡ ਐਕਟ, 2020' ਦੇ ਅਨੁਸਾਰ ਵੇਚੀ ਗਈ ਸਰਕਾਰੀ ਭੌਂਦੀ ਪੂਰਨ ਮਾਲਕੀ ਦੀ ਸੂਰਤ ਵਿੱਚ ਲਿਖਿਆ ਜਾਵੇਗਾ।

ਇਹ ਦਸਤਾਵੇਜ਼ ਜੋ.....ਮਿਤੀ.....(ਮਹੀਨਾ) ਸੰਨ ਨੂੰ ਲਿਖਿਆ ਗਿਆ, ਪਹਿਲੀ ਧਿਰ ਪੰਜਾਬ ਦੇ ਰਾਜਪਾਲ ਜਿਸ ਨੂੰ ਇਸ ਤੋਂ ਮਗਰੋਂ ਵਿਕਰੇਤਾ (ਜਿਸ ਵਿੱਚ ਜਦ ਤੱਕ ਪ੍ਰਸੰਗ ਜਾਂ ਉਸ ਦੇ ਅਰਥਾਂ ਦੇ ਵਿਰੁੱਧ ਕੋਈ ਗੱਲ ਨਾ ਹੋਵੇ, ਵਾਰਸ ਅਤੇ ਸਪੁਰਦਦਾਰ ਸ਼ਾਮਲ ਹੋਣਗੇ) ਕਿਹਾ ਜਾਵੇਗਾ ਅਤੇ ਦੂਜੀ ਧਿਰ ਸ੍ਰੀ.....ਸਪੁੱਤਰ ਸ੍ਰੀਸਪੁੱਤਰ ਸ੍ਰੀ.....ਵਾਸੀ(ਪੁਰਾ ਪਤਾ)..... ਜਿਸ ਨੂੰ ਖਰੀਦਦਾਰ (ਦੂਜੀ ਧਿਰ) ਕਿਹਾ ਜਾਵੇਗਾ ਅਤੇ (ਜਿਸ ਵਿੱਚ ਜਦ ਤੱਕ ਪ੍ਰਸੰਗ ਜਾਂ ਉਸ ਦੇ ਅਰਥਾਂ ਵਿੱਚ ਕੋਈ ਗੱਲ ਇਸ ਦੇ ਵਿਰੁੱਧ ਨਾ ਹੋਵੇ, ਉਸ ਦੇ ਵਾਰਸ, ਤਾਮੀਲਦਾਰ ਅਤੇ ਪ੍ਰਬੰਧਕ ਸ਼ਾਮਲ ਹੋਣਗੇ) ਵਿੱਚਕਾਰ ਹੋਇਆ।

ਰਾਜਪਾਲ ਪੰਜਾਬ ਹੇਠ ਲਿਖੀ ਭੌਂ, ਜੋ ਕਿ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇਵਿਭਾਗ ਦੇ ਨਾਮ ਜਮਾਬੰਦੀ ਸਾਲ..... ਅਨੁਸਾਰ ਦਰਜ ਹੈ, ਦੇ ਰਾਹੀਂ ਮਾਲਕ ਹਨ।

ਪਿੰਡ.....ਹਦਬਸਤ ਨੰ.....ਤਹਿਸੀਲ.....ਜਿਲ੍ਹਾ.....

ਖੇਵਟ ਨੰ	ਖਤੌਨੀ ਨੰ	ਖਸਰਾ ਨੰ	ਰਕਬਾ

ਉਪਰੋਕਤ ਭੂਮੀ ਦੀ ਅਲਾਟਮੈਂਟ ਬਾਰੇ ਸ੍ਰੀ.....ਪੁੱਤਰ.....ਪੁੱਤਰ.....ਵੱਲੋਂ ਇਕ ਦਰਖਾਸਤ ਅਲਾਟਮੈਂਟ ਕਮਿਸ਼ਨਰ, ਉੱਪ ਮੰਡਲ..... ਨੂੰ ਮਿਤੀ ਰਾਹੀਂ ਦਿੱਤੀ ਗਈ ਸੀ। ਅਲਾਟਮੈਂਟ ਕਮਿਸ਼ਨਰ ਵੱਲੋਂ ਆਪਣੇ ਹੁਕਮ ਨੰਬਰ..... ਮਿਤੀ..... ਰਾਹੀਂ ਹੇਠ ਅਨੁਸਾਰ ਭੂਮੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਜਾ ਚੁੱਕੀ ਹੈ। ਇਸ ਹੁਕਮ ਵਿਰੁੱਧ ਕਿਸੇ ਤਰ੍ਹਾਂ ਦੀ ਅਪੀਲ ਜਾਂ ਕੋਈ ਹੋਰ ਦਰਖਾਸਤ ਕਿਸੇ ਪੱਧਰ ਤੇ ਲੰਬਿਤ ਹੋਣ ਬਾਰੇ ਰਿਕਾਰਡ ਤੇ ਕੋਈ ਵੇਰਵਾ ਮੌਜੂਦ ਨਹੀਂ ਹੈ।

ਪਿੰਡ.....ਹਦਬਸਤ ਨੰ.....ਤਹਿਸੀਲ.....ਜਿਲ੍ਹਾ.....

ਜਮਾਬੰਦੀ ਸਾਲ	ਖੇਵਟ ਨੰ	ਖਤੌਨੀ ਨੰ	ਖਸਰਾ ਨੰ	ਰਕਬਾ

ਸ੍ਰੀ..... ਜੋ ਕਿ ਖਰੀਦਦਾਰ(ਦੂਜੀ ਧਿਰ) ਹੈ ਵੱਲੋਂ ਅਲਾਟਮੈਂਟ ਕਮਿਸ਼ਨਰ ਵੱਲੋਂ ਨਿਸਚਿਤ ਕੀਤੀ ਗਈ ਪੂਰੀ ਰਕਮ ਰੁਪਏਅਖਰੀ.....ਮਿਤੀ..... ਤੱਕ ਸਰਕਾਰੀ ਖਜਾਨੇ ਵਿੱਚ ਜਮਾਂ ਕਰਵਾ ਦਿੱਤੀ ਗਈ ਹੈ। ਇਸ ਤਰ੍ਹਾਂ ਅਲਾਟਮੈਂਟ ਕਮਿਸ਼ਨਰ ਵੱਲੋਂ ਸਾਰੀ ਕਾਰਵਾਈ ਮੁਕੰਮਲ ਹੋ ਚੁੱਕੀ ਹੈ।

ਉਪਰੋਕਤ ਤੱਥਾਂ ਦੇ ਆਧਾਰ ਤੇ ਰਾਜਪਾਲ ਪੰਜਾਬ (ਵਿਕਰੇਤਾ ਪਹਿਲੀ ਧਿਰ) ਜਮਾਬੰਦੀ ਸਾਲ ਦੀ ਖੇਵਟ ਨੰ..... ਖਤੌਨੀ ਨੰ..... ਖਸਰਾ ਨੰ ਸਮੇਤ ਰਕਬਾਕੁੱਲ ਜੋੜ ਰਕਬਾ..... ਪਿੰਡ..... ਤਹਿਸੀਲ.....ਜਿਲ੍ਹਾ ਪੂਰੀ ਕੀਮਤ ਅਦਾ ਹੋਣ ਉਪਰੰਤ ਖਰੀਦਦਾਰ (ਦੂਜੀ ਧਿਰ) ਨੂੰ ਵੇਚਣ ਬਾਰੇ ਸਹਿਮਤ ਹਨ। ਖਰੀਦਦਾਰ (ਦੂਜੀ ਧਿਰ)..... ਵੀ ਇਸ ਭੌਂ ਨੂੰ ਉਪਰੋਕਤ ਤੱਥਾਂ ਅਨੁਸਾਰ ਖਰੀਦਣ ਲਈ ਪੂਰੀ ਤਰ੍ਹਾਂ ਸਹਿਮਤ ਹੈ।

ਵਿਕਰੇਤਾ (ਪਹਿਲੀ ਧਿਰ) ਇਹ ਵੀ ਸਪੱਸ਼ਟ ਕਰਦਾ ਹੈ ਕਿ ਜੇਕਰ ਖਰੀਦਦਾਰ (ਦੂਜੀ ਧਿਰ) ਵੱਲੋਂ ਕੋਈ ਤੱਥ ਛੁਪਾ ਕੇ ਜਾਂ ਗਲਤ ਤਰੀਕੇ ਨਾਲ ਦਰਸਾ ਕੇ ਜਾਂ ਭਾਰਤੀ ਦੰਡਾਵਲੀ, 1861 (IPC) ਅਧੀਨ ਕਿਸੇ ਤਰ੍ਹਾਂ ਦੇ ਜੁਰਮ ਰਾਹੀਂ ਅਲਾਟਮੈਂਟ ਕਮਿਸ਼ਨਰ ਦੇ ਹੁਕਮ ਪ੍ਰਾਪਤ ਕੀਤੇ ਹੋਣ ਅਤੇ ਅਜਿਹੇ ਜੁਰਮ ਬਾਰੇ ਸਮੱਰਥ ਅਧਿਕਾਰੀ ਜਾਂ ਅਦਾਲਤ ਵੱਲੋਂ ਸਪੱਸ਼ਟ ਹੁਕਮ ਕੀਤਾ ਗਿਆ ਹੋਵੇ ਤਾਂ ਇਹ ਕਨਵੇਅੰਸ ਡੀਡ (ਬੈਅ ਨਾਮਾ) ਆਪਣੇ ਆਪ ਰੱਦ ਹੋ ਜਾਵੇਗੀ। ਇਸ ਦੇ ਨਾਲ ਹੀ ਇਸ ਅਨੁਸਾਰ ਮਾਲ ਵਿਭਾਗ ਦੇ ਹਕੂਕ ਰਿਕਾਰਡ ਵਿੱਚ ਦਰਜ ਇੰਦਰਾਜ ਅਤੇ ਵੇਰਵੇ ਯੋਗ ਪ੍ਰਣਾਲੀ ਰਾਹੀਂ ਰੱਦ ਕਰਕੇ ਜਾਇਦਾਦ ਵਾਪਸ ਸਰਕਾਰ ਦੇ ਨਾਮ ਤਬਦੀਲ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।

ਇਸ ਤਰ੍ਹਾਂ ਵਿਕਰੇਤਾ ਨੇ ਉਪਰੋਕਤ ਦੱਸੀ ਭੌਂ ਦੇ ਸਾਰੇ ਹੱਕ ਹਕੂਕ, ਅਖਤਿਆਰਾਤ, ਬਾਬਤ ਰਸਤਾ, ਜਮੀਨ ਅਤੇ ਦਾਖਲੀ ਖਾਰਜੀ ਜੋ ਕਿ ਉਸ ਨੂੰ ਹੁਣ ਤੱਕ ਹਾਸਲ ਸਨ, ਇਸ ਕਨਵੇਅੰਸ ਡੀਡ (ਬੈਅ ਨਾਮਾ) ਰਾਹੀਂ ਖਰੀਦਦਾਰ (ਦੂਜੀ ਧਿਰ)..... ਨੂੰ ਵੇਚ ਯਾਨੀ ਬੈਅ ਕਰ ਦਿੱਤੇ ਹਨ। ਇਸ ਤਰ੍ਹਾਂ ਹੁਣ ਅੱਗੋਂ ਤੋਂ ਇਹ ਸਾਰੇ ਹੱਕ ਹਕੂਕ ਖਰੀਦਦਾਰ (ਦੂਜੀ ਧਿਰ) ਨੂੰ ਹਾਸਲ ਹੋ ਗਏ ਹਨ।

ਇਸ ਕਨਵੇਅੰਸ ਡੀਡ (ਬੈਅ ਨਾਮਾ) ਦਾ ਸਾਰਾ ਖਰਚ (ਅਸਟਾਮ, ਰਜਿਸਟਰੀ ਫੀਸ ਆਦਿ) ਖਰੀਦਦਾਰ (ਦੂਜੀ ਧਿਰ) ਵੱਲੋਂ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਹ ਬੈਅ ਨਾਮਾ ਲਿਖ ਦਿੱਤਾ ਗਿਆ ਹੈ ਅਤੇ ਦੋਵਾਂ ਧਿਰਾਂ ਵੱਲੋਂ ਦਰੁਸਤ ਮੰਨਿਆ ਗਿਆ ਹੈ। ਮਿਤੀ.....

ਗਵਾਹ ਨੰ: 1.....

ਵਿਕਰੇਤਾ ਵੱਲੋਂ ਅਧਿਕਾਰਤ ਅਧਿਕਾਰੀ ਦੇ ਹਸਤਾਖਰ

ਪੂਰਾ ਪਤਾ.....

(ਆਹੁਦੇ ਸਮੇਤ)

ਗਵਾਹ ਨੰ: 2.....

.....

ਪੂਰਾ ਪਤਾ.....

.....

ਖਰੀਦਦਾਰ ਦੇ ਹਸਤਾਖਰ

.....