

The Punjab Security of Land Tenures Rules, 1953

HARYANA

India

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Rule THE-PUNJAB-SECURITY-OF-LAND-TENURES-RULES-1953 of 1953

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The Punjab Security of Land Tenures Rules, 1953 Published vide Punjab Government Notification No. G.S.R. 56/P.A. 10/53/S. 2762, dated 20th February, 1962

1. Short title

- These rules may be called "The Security of Land Tenures Rules, 1953." (2) They shall come into force at once.

2. Conversion of ordinary acres into standard acres.

- The equivalent, in standard acres, of one ordinary acre of any class of land in any assessment circle, shall be determined by dividing by 16, the valuation shown in Annexure 'A' to these rules for such class of land in the said assessment circle : [Provided that the valuation shall be -(a) in the case of Banjar Qadim land, one-half of the value of the class previously described in the records and in the absence of any specific class being stated, one-half of the value of the lowest barani land; (b) in the case of Banjar Jadid land, seven-eighth of the value of the relevant class of land as previously entered in the records, or in the absence of specified class in the records, of the lowest barani land; and (c) in the case of cultivated thur land subject to water-logging, one-eighth of the value of the class of land shown in the records or in the absence of any class, of the lowest barani land.]

3. Intimation for reservation.

- A land-owner having land in excess of the permissible area and intending to make a reservation in pursuance of the provisions of sections 3, 4 or sub-section (1) of Section 5 of the Act shall notify, in duplicate, his reservation to the Patwari of the Estate in which the land is situated in the form in Annexure 'B' to these rules.

4.

The application may be delivered personally to the Patwari, who shall grant a receipt therefor or may be sent to the said Patwari by registered post, acknowledgement due.

5.

The reservation by the land-owner shall be deemed to have been effected as soon as the application is received by the Patwari, subject to the verification of all details as hereinafter provided.

6. Procedure for dealing with reservation forms.

- The Patwari shall after verifying all the particulars given in the forms, retain one copy and forward the other copy to the Tahsildar with his report as to the correctness of the particulars. referred to. The Tahsildar shall retain such copy received by him and forward a copy only of the report made by the Patwari, with his own remarks, if any, to the Revenue Assistant/Sub-Divisional Officer concerned of the District/Sub-Division, for his information and such further action as may be considered by him necessary in the circumstances of each case.

7. A Qabuliyat or a Patta by a tenant.

- A Qabuliyat or a Patta required to be executed under section [9(1)(vii)] [Substituted for the figures '9(2)(iv)' by Punjab Government Notification No. 687-LR-II-57/260, dated the 8th June, 1957.], of the Act shall be in the form in Annexure 'C' to these rules.

8. Application for restoration of possession.

- An application for restoration of tenancy, under [***] [The word 'Section 5(1) or' omitted by Punjab Government Notification No. 8368-R-53/415, dated the 12th March, 1954.] section 10(1) of the Act shall be made to, and disposed of by, the Assistant Collector of the first grade concerned after notice to the land-owner and such enquiry as he may deemed necessary.

9. Mode of determination of 1/3rd share of crop or value thereof.

(a)For the purposes of determination of the 1/3rd share of crop or the value thereof, "crop" means only that part of the produce of the land and harvest concerned which was the subject to division between the landlord and the tenant before the commencement of the Act (X of 1953).Explanation. - Any part of the produce which before the commencement of the Act, was not divided between the landlord and tenant, shall continue to be so and shall not be included in the term "crop".(b)For the purposes of determination of the value of the "crop" as defined in sub-rule (a), the quality, quantity and the prevailing prices shall be taken into account.

10. Receipt for rent received by the land-owner

- A receipt to be given by a land-owner, under section 14(1) of the Act for the rent received by him or on his behalf shall be in the form in Annexure 'D' appended to these rules.

11. Procedure generally.

- The procedure of Revenue Officers in matters under the Punjab Security of Land Tenures Act, 1953, and these rules for which a procedure is not prescribed thereby, shall be regulated as far as may be, by the procedure prescribed for Revenue Officers, by the provisions of the Punjab Tenancy Act, 1887, and the rules thereunder.

12. [Conditions for Co-operative Farming Societies. [Added by Punjab Government Notification No. 8918-R (Ch.) 2531 595, dated the 29th April, 1954.]

- For the purposes of clause (ii) of sub-section (4) of section 1 of the Act, a co-operative farming society shall fulfil the conditions of a registered society governed by bye-laws for a co-operative Better Farming Society, Limited, and the rules made under the Co-operative Societies Act, 1912.] [Added by Punjab Government Notification No. 4341-ARI-(II)- 58/1568, dated 14th July, 1959.][Annexure 'A'] [Substituted by Punjab Governemnt Notification No. 460-ARI(II)- 59/1665, dated the 22nd April, 1959.]Valuation Statement for Hissar District(Figures represent value in annas per acre)

Tehsil	Class of Land					
Irrigated (Nehri)	Irrigated Chahi	Unirrigated	Sailab			
Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	
1	2	3	4	5	6	
Hisar	All tehsilNon-PerennialAll tehsil	1510	All tehsil	10	Nehri HaryanaBarani HaryanaBaga	
Bhiwani (including Loharu (State)	Eastern HaryanaRest of the tehsil	1510	All tehsil	10	EasternHaryanaWesternHaryanaR of thetehsil	
Sirsa	PerennialAll tehsilNon-PerennialAll tehsil	1510	All tehsil	10	BagarRest	
Hansi		1610	All tehsil	10	All tehsil	

PerennialAll
tehsilNon-PerennialAll
tehsil

Fatehabad All tehsil 15 All tehsil 10 BagarNehri, BaraniRangoi
andNaliJungle

Note. - (1) Valuation fixed for Amrain Bagar assessment circle in Bhiwani Tehsil should be applied to Loharu State, a part of Bhiwani Tehsil.(2)[Tal area in Bagar tract shall be evaluated - [Foot note numbered as Note '(1)' and Note (2) added by Punjab Government Notification No.

9352-ARI(II)-60/4312, dated, the 27th December, 1960.](i)In Hissar Tahsil at annas 3; and(ii)In Sirsa and Fatehabad Tehsils at anna 5.]Valuation Statement for Rohtak District(Figures represent value in annas per acre)

Tehsil	Class of Land								
Nehri	Barani	Bhud	Chahi	Sailab					
Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation
1	2	3	4	5	6	7	8	9	10
Rohtak	All tehsil	16	Nehri I, II and III Rest	98	Nehri I, II and III Rest	64	All tehsil	16	..
Gohana	All tehsil	17	Mohm Eastern Western and Southern	8109	Mohm Eastern, Western and Southern	46	All tehsil	17	..
Sonepat	Bagar	16	All tehsil	10	All tehsil	7	Bagar Khadir	1716	A
Jhajjar	Nehri seasonal All tehsil	10	All tehsil	8	All tehsil	4	All tehsil	16	..

Note. - In Rohtak Tehsil 'Rest' includes Rajput and Barani Circles.Valuation Statement for Gurgaon District(Figures represent value in annas per acre)

Class of Land

	Chahi	Abi	Dehri	Ala Barani				
Tahsil	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation
1	2	3	4	5	6	7	8	

Nuh	All tahsil except Taoru Tarou	1012	All tahsil	9	All tahsil	8	All tahsil
Rewari (including Pataudi State)	Chahat Khari Chahat Mitha Pahar Sahibi	12141113	..	..	All tahsil	8	Chahat and Mitha
Ferozepur-Jhirka	Bengar Budhor and Dahar Chiknot	10129	All tahsil	9	All tahsil except Dahar Dahar	89	All tahsil except Dahar
Palwal	Bangar Khadir	139	..	..	All tahsil	8	Bangar
Ballabgarh	Khadir Bangar Dahar	91312	All tahsil	8	All tahsil	8	All tahsil Bangar
Gurgaon	Sohna and Sahibi Bhud Gurgaon and Bahore	121314	All tahsil	8	Sohna Gurgaon Bahora	787	Sahibi Bhud B and other

Class of Land

Ala barani	Bhud	Nehri	Sailab	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle
9	10	11	12	13	14	15					
7	All tahsil	4	Perennial All tahsil	1610	..	..			
65 1/2	All tahsil	4	..	..	..	..	
79	All tahsil except Dahar Dahar	45	Bengar	16	..	..			
86	All tahsil	4	Bangar Khadir	1612	All tahsil	8					
68	All tahsil	4	Perennial All tahsil	16	Khadir	8					
5676	All tahsil	4	..	..					

Notes. - (1) Valuation fixed for Sahibi assessment circle in Rewari Tahsil should be applied to Pataudi ara, a part of Rewari Tehsil. (2) Ala Barani includes Chiknot, Narmote and Magda. Valuation Statement for Karnal District (Figures represent value in annas per acre)

Tahsil	Class of Land								
Chahi and Abi	Chahi	Nehri	Unirrigated	Nehri/Non-Perennial or other Nehri or Nehri Inundation					
Area or assesment	Valuation	Area or assesment	Valuation	Area or assesment circle	Valuation	Area or assesment	Valuation	Area or assesment	Valuation

circle		circle				circle	
1	2	3	4	5	6	7	8
Karnal	All tahsil except Ba ngar Indri and Bagar Karnal.. Bangar Indri & Bangar Karnal	1516	..	..	All tahsil	16	All tahs
Panipat	..	..	All tahsil	6	Khadir CircleB angar	1617	All tahs
Thanesar	All tahsil except Southern Chachra SouthernChaehra	1615	..	..	..	..	Bet Marka and Khadir circles Rest of theTeh Nardak d Bang Bangar Pahow and Naili.In and Powad
Kaithal	All tahsil ..	10	..	..	All tahsil	16	

Valuation Statement for Ambala District(Figures represent value in annas per acre)

Tahsil	Class of Land					
Chahi	Chahi and Abi	Chahi Nehri and Abi				
Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assesment circle	Valuation	
1	2	3	4	5	6	7
Ambala	..	..	All tahsil	15	..	..
Jagadhri	..	..	..	..	All tahsil	15
Rupar	All tahsil exceptGhar Bet circleGhar Bet circle	1614	..	..	..	..
Naraingarh	All tahsil	15	..	..	..	..
Kharar	..	..	All tahsil except	1516	..	..

Seoti and II circles
Seoti I and II circles

Sailab	Abi	Barani and Bagh Barani			
Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment Circle	Valuation
8	9	10	11	12	13
All tahsil ..	9	..	..	All tahsil	10
All tahsil ..	9	..	..	Kandi and Nothern Jamna Khadar circles Banger CircleSouthernJamna Khadarand Som Khadar circle	810811
All tahsil ..	9	..	..	Bet and Dhaya circle.. Ghar and Ghar Bet circle ..	128
All tahsil ..	9	SeotiGhar ..	1614	Seoti circle ..Ghar circle ..	97½
All tahsil ..	9	All tahsil ..	14	Seoti I circle ..Seoti II andCharsa circle ..Dakar and Nili circles..Ghar	121198
				..	

Valuation Statement for Simla District(Figures represent value in annas in per acre)

Tahsil	Class of Land								
Khul II	Lehri I	Lehri II	Kiar						
Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation
1	2	3	4	5	6	7	8	9	
Simla	All tahsil	12	All tahsil	12	All tahsil	8	..	..
Kot Khai	..	..	..	..	..	..	All tahsil	12	
Kiar I	Kiar II	Bakhal	Karoli I	Karoli II					
Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation
10	11	12	13	14	15	16	17	18	19
..
All tahsil	16	All tahsil	13	Kot KhaiKot Guru	86	Kot KhaiKot Guru	64½	Kot KhaiKot Guru	32

Valuation Statement for Kangra District(Figures represent value in annas in per acre)

Class of Land

Tahsil	Irrigated	Unirrigated		Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle
	Area or assessment circle	Valuation	Area or assessment circle						
1	2	3	4	5	6	7	8		
Kangra	Palam	11	Rehlu	10 1/2	Kangra	11	Ram		
Hamirpur	Mahl Morian	6 1/2	..	..	..	..	..
Dehra	Dada SibaGangotMangarh and NagrotaRest of tahsil	8 1/2 9 10	..	..	ChanaurJaswanDhametn	6 8 9 1/2	..		
Palampur	Rajgiri and PalamBangal and KandiChanger	10 6 10 1/2	..	..	..	..	..
Nurpur	NurpurChattarand JowaliAndhraura	8 1/2 9 1/2 12 1/2	..	..	LodhwanKhairanSurajpur	9 11 1/2 7 1/2	..		
Kulu	Rapa IRapaIIRapa III	12 11 10	..	..	..	..	..

Noted:- (1) Pehand Banjar District exceed Hamirpur Tehsil Should be evaluated like other Barani land in the village and in Hamirpur Tehsil it may be reckoned with Ekfasli(2)Kherater class of land in Kangra Distric should be considered as Banjar QudimValuation Statement for Hoshiarpur District(Figures represent value in annas per acre)

Class of Land

Tehsil	Chahi	Abi	Barani I	Barani II	Barani III	Nehr Shah
	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation
1	2	3	4	5	6	7
Hoshiarpur	SirwalKandiRakkar	18 12 16 1/2	SirwalKandiRakkar	16 12 15	SirwalKandiRakkar	
Dasuya	Maira and BetSirwalRakkarKandi	16 16 1/2 2 13	SirwalMaira and BetRakkarKandi	16 1/2 16 13 12	Maira & KandiSirwalBetRakkar	10 14
Una	All tahsil except ChangarChangar	12 10	..	..	..	..
Garh Shankar	..	..	..	..	Bet and RakkarBitSirwalKandi	11 10 1

Valuation Statement for Jullundur District(Figures represent value in annas per acer)

Tehsil	Class of Land							
	Chamb	Chahi	Abi	Nehri	Abi	Dofasli Garden	Ekfasli I	Ekfasli II
	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation
	14	15	16	17	18	19	20	21
Hoshiarpur	..	..	..	..	..	..	..	..
Dasuya	All tahsil	10	..	..	..	..	..	..
Una	..	..	..	..	All tahsil except DunDun	910	Changer & PaharBetDun & BitGhar	697
Garh Shankar	..	..	..	..	BetSirwal and RakkarKandi	141613	..	..

Valuation Statement for Jullundur District(Figures represent value in annas per acre)

Tehsil	Class of Land							
	Chahi	Barani I	Barani II	Barani III	Sailab			
	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation
1	2	3	4	5	6	7	8	
Jullundur	All tahsil except Dona LahndaDona Lahnda	1615	SirwalDona ChardaDona Lahnda	121110	SirwalDona ChardaDona Lahnda	11108	Sirw Char Lahr	
Nawanshahr	All tahsil excpet DhakDhak	1617	DhakRetliBetDhaya Bet UpperDhayaBet Lower	121191212	DhakRetliBetDhaya Bet UpperDhayaBet Lower	109999	Dha Bet Upp Low	
Phillaur	All tahsil	16	All tahsil	11	All tahsil	11	All tahsil	7 1/2
Nakodar	ManjkiDonaBet	161514	ManjkiDonaBet	12109	ManjkiDonaBet	988	Man	

Notes.- (1) Barani should be reckoned with Barani II.(2)Sailab in Phillaur Tehsil should be reckoned with Barani II.Valuation Statement for Ludhiana District(Figures represent value in annas per acre)

Tehsil	Class of Land							
	Bet Chahi	Bet Barani	Chahi Niai	Chahi Khalis	Nehri Khalis	Dakar Rousi	Bhud	Nehri Niai
		Valuation		Valuation		Valuation		Valuation

	Area or assess-ment circle		Area or assess-ment circle		Area or assess-ment circle		Area or assess-ment circle	
1	2	3	4	5	6	7	8	9
Ludhiana	All tahsil except Lower DhayaLower Dhaya	1316	All tahsil except Eastern BetEastern Bet	67	All tahsil except JangalJangal	1716	All tahsil	16
Samrala	All tahsil	13	All tahsil	7	Lower DhayaUpper Dhaya	1617	All tahsil	15
Jagraon*	All tahsil	14	BetLower Dhaya	76	All tahsil	17	All tahsil	16

Notes - (1) Chahi Nehru Niai and Chahi Nehri Khalis should be evaluated at annas 17(2)Chahi should be reckoned with Chahi Khalis.(3)[Nehri Khalis land in Samrala Tehsil shall be avaluated at the rate fixed for such land in Ludhiana Tehsil.] [Added by Punjab Government Notification No. 290-ARI (II)- 59/1989, dated the 9th may, 1959.](4)[Khalis Chahi Nehri Land in Lundiana and Samrala Tahsil shall be evaluated at seventeen and fifteen annas, receptively.] [Added by Punjab Government Notification No. 5688-AIR (II)- 59/4244, dated the 29th October, 1959.]Valuation Statement for Ferozepur District(Figures represent value in annas per acre)

	Class of Land							
	Chahi	Chahi Nehri Zila	Nehri Zila	Nehri Illahiwah	Nehri Sirhind	Henri Zila Jhalari	Chahi Nehri Sirhind	Sailab
Tehsil	Area or assess-ment circle	Valuation	Area or assess-ment circle	Valuation	Area or assess-ment circle	Valuation	Area or assess-ment circle	Valuation
1	2	3	4	5	6	7	8	9
Ferozepur	All tahsil	15	All tahsil	15	All tahsil	12	..	..
Fazilka	All tahsil	12	All tahsil	12	All tahsil	12	..	..
Mamdot Jagir	All tahsil	15	All tahsil	15	All tahsil	12	..	..
Zira	All tahsil	15	All tahsil	15	All tahsil	12	..	..
Moga	All tahsil	16	All tahsil	15	All tahsil	12	All tahsil	12
Muktsar	All tahsil	14	All tahsil	14	All tahsil	12	..	..

Notes:- (1) In Fazilka Tahsil Nehru Shahi, i.e. Jhalari Sirhid should be evaluated at annas

16.(2)Nehru Zilla Includes Nehri Non-perennial.(3)Jhalari in Mamdot Jagir should be reckoned with Sailab.(4)Nehri Jhalari should be reconed with Nehri. The rates of perennial or non-prennial, as the case may be, should be charged.(5)The following perennial village in Zira Tahsil should be evaluated at annas 16:- (1)Date (2) Bhandar kalan (3) Talwar Malian (4) Jalalabad (5) Kishanpur kalan

Tahsil	Class of Land					
Chahi	Nehri	Sailab	Barani	Abi		
Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle
1	2	3	4	5	6	7
Amritsar	All tahsil except Bet Banger and Mirankot circles	1716 ¹ / ₂ 16	Perennial All tahsil Non-perennial All tahsil	1714	All tahsil	8
Ajn ala	Sailab circle Hithar circle Uttar circle Nehri circle	14 ¹ / ₂ 1516 ¹ / ₂ 17	Perennial All tahsil Non-perennial All tahsil	1714	All tahsil except Sailab circle	89
Tarn Tarn	All tahsil except Bet Banger circle	15 ¹ / ₂ 15	Perennial All tahsil Non-perennial All tahsil	1714	All tahsil	9

Valuation Statement for Gurdaspur District(Figures represent value in annas per acre)

Class of Land								
Tehsil	Chahi	Chahi and Abi	Chahi and Nehri	Chahi and Nehri Zamindari	Chahi, Nehri Zamindari	Nehri Zamindari	Nehri	
	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation
1	2	3	4	5	6	7	8	9
Gurdaspur	Maira Kirn Bet Raci	1617			All tahsil Nehri, Banger and Dhaya Bet	1616		

Tehsil	Class of Land	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation
Batala	All tahsil	16	17	All tahsil	17	BeasChahiNehriMaira Kirn and Bet Ravi Chahi NehriAll tahsil	17		
Pathankot								All tahsil	12
	Sailab	Chammb Sailab	River Sailab	Sailab and Barani I	Barabi Bet Ravi	Barani I	Barani II	Barani III	
	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	Area or assessment circle	Valuation	
	16	17	18	19	20	21	22	23	
Gurdaspur	All tahsil except Bet Ravi	12	14	All tahsil	12				
Batala	All tahsil	12			All tahsil	12	All tahsil except Maira Kirn	13	12
Pathankot	All tahsil except Bet Ravi	9	10						

If Barani in Bet Ravi Circle is shown separately, the values for specified Barani I and II should be applied.[Valuation statement for Lahaul and Spiti District [Added by Punjab Government notification No. 1407-ARI-(II)- 60/1189, dated the 14th May, 1960.](Figures represent value in annas per acre)]Class of land

ABPASHI		DANG						
Area or Assessment circle		Valuation		Area or Assessment circle		Valuation		
Lahaul		12		Lahaul ..		3		
Spiti		10						
Annexure 'B'								
Class of Land								
Sailab	Chammb	River	Sailab	Sailab	Barabi Bet	Barani I	Barani II	Barani III
	Sailab			and	Ravi			

Barani I

Tehsil	Area or assess-ment circle	Valuation	Area or assess-ment circle	Valuation	Area or assess-ment circle	Valuation	Area or assess-ment circle	Valuation
	16	17	18	19	20	21	22	23
All tahsil								
Gurdaspur	except Bet Ravi	1214	All tahsil	12	All tahsil	12		
Batala	All tahsil	12			All tahsil	12	All tahsil except Maira Kirn	1312
Pathankot	All tahsil except Bet Ravi	910						

Annexure 'C'[Rule 7 of the Punjab Security of Land Tenures Rules, 1953 and Section 9(2)(vi) of the Punjab Security of Land Tenures Act, 1953]Qabuliyat or Pattal, -----, son of -----, of village -----, Tehsil -----, district -----, hereby take for cultivation land owned by -----, son of -----, comprising khasra Nos. -----, measuring -----, acres -----, kanals -----, marlas in village -----, tehsil -----, district -----, at a rent of ----- (not exceeding 1/3rd of the crop of such land or the value thereof as determined in the prescribed manner or equal to the customary rent if such customary rent is less than 1/3rd of the crop of such land) per harvest/per agricultural year.and promise to pay it regularly in time.I give an undertaking that I shall not -(i)fail, without sufficient cause, to cultivate the land comprised in my tenancy, in the manner or to the extent customary in the locality in which the land is situate;(ii)use the land comprised in my tenancy in a manner which may render it unfit for the purpose for which I hold it; and(iii)sublet the tenancy or a part thereof.Witnesses :

1. -----.

Signature -----Dated the -----19 .Son of -----.

2. -----

Village -----Dated the ----- 19 .Tehsil -----District -----Dated the -----19 .Note :- This qabuliyat or patta should be executed by the tenants in duplicate, who will give one copy to the land-owner concerned and retain the other.Annexure 'D'[Rule 10 of the Punjab Security of Land Tenures Rules, 1953 and Section 14(1) of the Punjab Security of Land Tenures Act, 1953]Received rent in Cash (Rs.)/Kinds (a) ----- (in words) Rupees -----, annas -----, pies -----), for Kharif(b)/Rabi (a)-----,

from -----, son of -----, of village -----, tehsil -----, district -----, in
respect of land in my ownership in the ownership of ----- son of -----, of
village -----, tehsil -----, district -----, comprising khasra No./mentioned in
qabuliyat/patta ----- Area Acres -----, Kanals ----- Marlas ----- held
under tenancy. Dated the ----- Signature ----- son of
----- Land-owner/on behalf of ----- Village
----- Tehsil ----- District
----- Dated the ----- (a) Give names of commodities
received and their weight in maunds and seers. (b) Enter year here.