

**OFFICE OF THE DISTRICT & SESSIONS JUDGE
AIZAWL JUDICIAL DISTRICT, MINECO, AIZAWL**

AUCTION NOTICE

Pursuant to the Order dated 7.08.2026 passed by Smt. Renee Lalremsiami, Civil Judge (Sr. Div.)-3, Aizawl in Execution Case No. 114/2025, the landed property LSC No. CAD-2245 of 2017, located at Zemabawk is scheduled to be disposed by public auction.

Reserved price: Rs. 19,72,800.00 (nineteen lakhs seventy two thousand eight hundred only)

Date of auction : 28.08.2026, 12:00 Noon

Place of auction : CAO room, Room No. 217, District Court, MINECO, Aizawl

Sealed quotations with the case title and name of bidder mentioned on the envelop should be submitted on or before 11:00 A.M of 28.8.2026.

Interested bidders may obtain details of the instruction and information regarding the said landed property from the link given below:

<https://aizawl.dcourts.gov.in/document-category/circular-notices/>

**District & Sessions Judge
Aizawl Judicial District
District Court, MINECO, Aizawl**

INSTRUCTIONS FOR BIDDING AT AUCTION IN RESPECT OF LANDED PROPERTY
LSC No. CAD-2245 of 2017

1. Sealed quotations, duly indicating the case title and name of the bidder on the envelope shall be submitted to the Chief Administrative Officer on or before 11:00 A.M. of 28.08.2026.
2. All bidders are required to be present physically at the place of auction at the stipulated time. Failure to be present at the scheduled time shall render the bid liable to forfeiture.
3. The Land Settlement Certificate of the landed property shall be handed over to the highest bidder on payment of the bid amount. However, if the highest bidder fails to deposit the bid amount within stipulated time, the property shall be offered to the second-highest bidder, and thereafter, successively, to the next highest bidder, as the case may be.
4. The successful bidder shall deposit the entire bid amount in cash within two working days, during office hour.
5. In the interest of ensuring the successful and orderly conduct of the auction, the Presiding Officer reserves the right to modify, amend, add to, or alter any of the above instructions, as may be deemed necessary, without prejudice to the rights and interests of the bidders or the conduct of the auction.

GOVERNMENT OF MIZORAM

**LAND REVENUE AND SETTLEMENT
DEPARTMENT**

**CERTIFICATE OF
LAND SETTLEMENT BOOK**

L.S.C. No.	: CAD-2245 of 2017
Name of Owner	: J. Lalhmingliana
Father's Name	: J. Zomawia
Residential Address	: Zemabawk
Name of Village where Land is situated	: Zemabawk Thingkhim Veng
Name of Sub. Division	: Aizawl Sadar
Name of District	: Aizawl

ORIGINAL

APPENDIX - II

RESIDENTIAL LAND SETTLEMENT CERTIFICATE

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

No. **CAD-2245** of **2017**



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

ITEM(S)	CODE	PARTICULARS
Full Name as appeared in Voter ID issued by Election Commission of India or UID card or PAN	1022/09 /01	J. Lalhmingliana
Father's name		J. Zomawia
Mother's name		Hranghleii
Full permanent address		Zemabawk
Present full Address		Zemabawk

Survey No.	887	
Plot No.	42	
Property Registration No.		
Grade Number	VI	
Area in square metre/ Sq.m	337.00 sq.m	
Revenue rate per Sq.m (as per assessment sheet)	₹ 0.75 /-	
Annual revenue payable (as per assessment sheet)	₹ 253 /-	

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

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

Description of boundary with location

Survey Number in Master Plan/Village Plan	
Plot Number	

Location : Zemabawk Thingkhim Veng

Boundary (a) North : R. Zakhuma

(b) South : Kawr

(c) East : K.V.I Road

(d) West : R. Kawlramthanga

Pillars location :

This supersedes previous L S C No. AZL-1180 of 1983
in favour of: J. Lalhmingliana S/o J. Zomawia

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

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

**Signature of the
Settlement Holder**

[Signature]
Asstt. Settlement Officer
Land Revenue & Settlement
Mizoram : Aizawl

[Signature]
Asstt. Settlement Officer
Signature of Issuing Authority
Mizoram : Aizawl

FORM-6B

CERTIFICATE OF LAND VALUATION

[See rule 13(10)]

This is to certify that the Valuation of Land Settlement under Land Settlement

Certificate No. **CAD-2245** of **2017** is as follows:

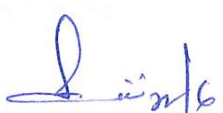
1. Name of the Settlement Holder **J.Lalhmingliana**
2. Land Settlement Certificate No.: **CAD-2245** of **2017**
3. No. of Grade under Land classification/ Land zoning : **VI**
4. Area of Land Settled: **337.00** Sqm.
5. Rate of Land per Sq.m. as per Notification issued by the Government
Rs.500/- Sq.m.
6. Total Value of Land: **Rs. 1,68,500/-**
7. This Certificate is valid upto **21.06.2020** (not more than 3 years)

This valuation is subject to change as specified by the Government from time to time.

Issue No.: **CAD-2245**

Date : **21.06.2017**




Asstt Settlement Officer
Dir. Revenue & Settlement
Mizoram : Aizawl

FORM-6

NO OBJECTION CERTIFICATE

[See rule 13(10)]

No. CAD-2245 of 2017

The Department of Land Revenue and Settlement has no objection to
Pi/Pu J.Lalhmingliana of Zemabawk
mortgaging his/her house site at Thingkhim Veng, Zemabawk
under Pass/L.S.C. No. CAD-2245 of 2017

to Government on condition that if in default of the payment of the loan, the mortgaged site shall be auctioned off to realize the loan, the sale by Auction to be limited only to a Tribal as explained in sub-section (45) of section 2 of the Act, but if such sale fails to fetch the full amount to be realized, then the mortgaged site may again be sold by auction according to due process of the law.

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

Date: 21.06.2017




Asstt. Settlement Officer
Signature of Issuing Officer
Land Revenue & Settlement
Mizoram : Aizawl

FORM-6A

NON-ENCUMBRANCE CERTIFICATE

[See rule 13(10)]

No. CAD-2245 of 2017

This is to certify that the Land allotted under Agriculture Land Settlement Certificate/ Residential Land Settlement Certificate/ Periodic Patta / House Pass/ Shop Pass / Stall Pass No. CAD-2245 of 2017 located at Zemabawk, Thingkhim Veng which is to be mortgaged by the allottee J.Lalhmingliana son/daughter/husband of J.Zomawia residing at Thingkhim Veng Zemabawk is free from encumbrance as far as the records maintained in this office.

This Certificate is valid for a period of one year from the date of issue i.e. upto 21.06.2018

Dated: 21.06.2017

Place: Aizawl




Asstt. Settlement Officer
Land Revenue & Settlement
Mizoram : Aizawl

REGISTRATION NO.: 1022 / 10 / 01 / 2245 of 2017

SITE PLAN OF HOUSE / SHOP / STALL

Season: 2005-'06

Pu/Pi : J. LALHMINGLIANA

a) Part of sheet No. 84 A/14

S/o, D/o, W/o : J. ZOMAWIA

b) Zoram Grid Sheet No. :

Previous Registration

Pre. Address : ZEMABAWK THINGKHIM VENG

J/16/v

L.S.C. No.

Location : THINGKHIM VENG

1180 / 1983

ZEMABAWK

c) P.T. No. : 6

Grade : VI

Area : 337.00 Sqm 3.37 Ares

d) Plot No. : 42

3626.12 Sq ft 0.25 Bigha

e) Survey No. : 887

Survey Scale 1:1000 Production Scale 1:30

Accepted by

Issued by

Certified True Copy

Asstt. Settlement Officer
Land Revenue & Settlement,
Mizoram : Aizawl.

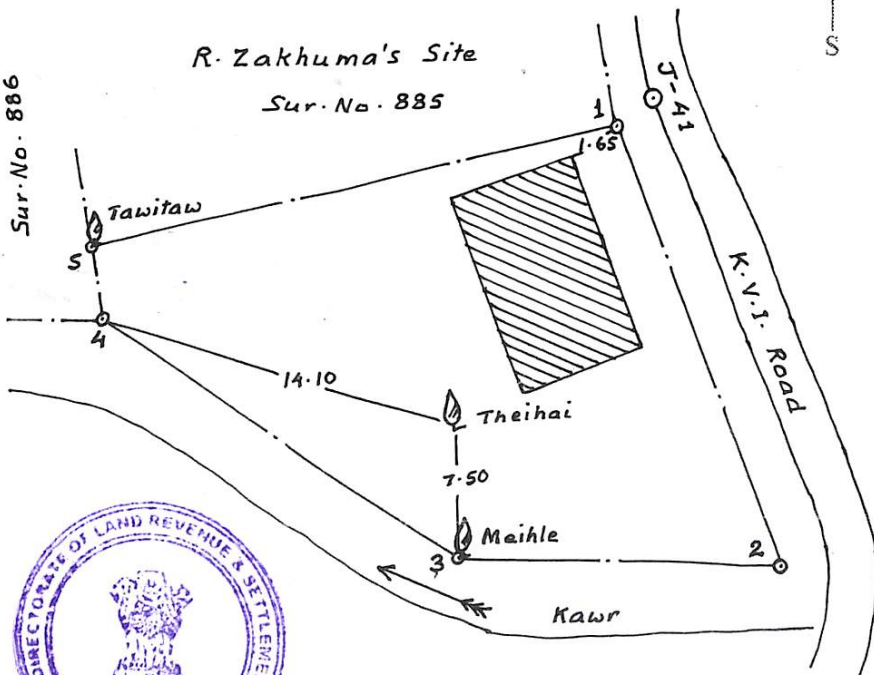
Drawn by

ZIRKUNGA SAILO

Surveyor-
and Revenue & Settlement
Mizoram : AizawlKawramthang's Site
Sur. No. 886

R. Zakhuma's Site

Sur. No. 885



N.B.: This superseded L.S.C. No. 1180 of 1983

Area : 393.62 Sqm 4235.40 Sq ft 0.29 Bigha

Boundary Pillar No.	ZORAM GRID CO-ORDINATES				Grid bearing of forward pillar from North.			Distance from previous pillar in metres		Type of Pillar
	Easting (Metres)		Northing (Metres)					Surface	Horizontal	
T-41	188	879.10	598	408.00	0	1	0			
1	"	877.50	"	407.00	237	59	40		1.89	Angle Iron
2	"	884.50	"	388.50	159	16	28	20.40	19.78	"
3	"	871.00	"	389.00	272	07	16	15.00	13.51	"
4	"	856.00	"	398.50	302	20	51	18.65	17.76	"
5	"	855.50	"	401.50	350	32	15	3.00	3.00	"
1	"	877.50	"	407.00	75	57	50	26.20	22.68	"

Surveyed by

Checked by

Approved by

R. LALCHHUANSANGA
(R. LALCHHUANSANGA)
Surveyor- III
Land Revenue & Settlement
Mizoram : AizawlC. VANNEIHTHANGA
(C. VANNEIHTHANGA)
Surveyor - II
Land Revenue & Settlement
Mizoram : AizawlAsstt. Director of Survey
Land Revenue & Settlement
Mizoram : Aizawl

DUPLICATE

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Certified True Copy
[Signature]
Asstt. Settlement Officer
Land Revenue & Settlement,
Mizoram : Aizawl

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

Signature of the
Settlement Holder

SD -
Asstt. Settlement Officer
Land Revenue & Settlement,
Mizoram : Aizawl

SD -
Asstt. Settlement Officer
Land Revenue & Settlement,
Mizoram : Aizawl

REGISTRATION NO.: 1022 / 10 / 01 / 2245 of 2017

SITE PLAN OF HOUSE / SHOP / STALL

Season: 2005-'06

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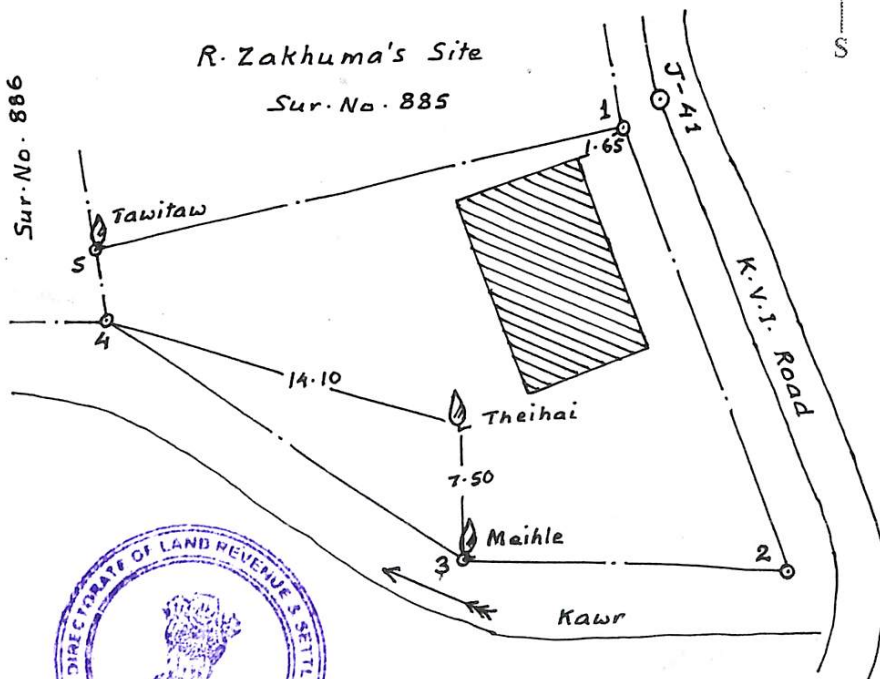
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1	"	877.50	"	407.00	75 57 50	26.20 22.68 "

Surveyed by:

Checked by

Approved by

R. Lalchhuansanga
(R. LALCHHUANSANGA)
Surveyor- III
Land Revenue & Settlement
Mizoram : Aizawl

C. Vanneihthanga
(C. VANNEIHTHANGA)
Surveyor- II
Land Revenue & Settlement
Mizoram : Aizawl

Asstt. Director of Survey
Land Revenue & Settlement
Mizoram : Aizawl

“Mi zawng zawng hnenah pek tur apiang pe rawh u:

Leiman pekna tura hnenah chuan leiman pe ula;

Chhiah chawina tura hnenah chuan chhiah pe ula;

Ṭih tura chu ṭih ula;

Pawisak tura chu pawisa rawh u.”

(Rom 13 : 7)