

**GOVERNMENT OF SINDH
LAND UTILIZATION DEPARTMENT**

NOTIFICATION

Hyderabad, the XXX, 2002

No SB-III/P/1- /2001/ /. In exercise of the powers conferred by Sub-Section (2) of Section 10 of the Colonization of Government lands (Sindh) Act 1912, the Government of Sindh intends to grant state Agriculture land on Corporate Farming basis to the intending persons/Group of persons for establishment of Model Agriculture Farms on the state land viz Barrage Land, Barani land, Desert land in province of Sindh on long terms lease basis for the period of 50 years basis extendable for further 49 years on the following terms and conditions

1. This statement of conditions is issued subject to the provision of the Colonization of Government Lands (Sindh) Act 1912 and it shall come into force at once.
2. In this statement of conditions, unless there is any thing repugnant in the subject or context:-
 - (a) " Act" means the Colonization of Government Land (Sindh) Act 1912
 - (b) "Government" Means the Government of Sindh
 - (c) "District Officer (Revenue)" means the District Officer (Revenue) of the District as defined in the Act.
 - (d) "Executive District Officer (Revenue)" means Executive District Officer (Revenue) of the District in which the land is situated.
 - (e) "Canal Officer" means a canal officer as defined in the Sindh Irrigation Act, 1979.
 - (f) "Barage area" means the area under the command of the canals of the Kotri, Guddu or Sukkur Barrage.
 - (g) "Grantee" includes any person holding under a grant whether as proprietor of as tenant or otherwise and shall be deemed to include the successors of the grantee and any liability imposed by these conditions shall be the liability of the successor.
 - (h) "Land" means state land in barani land, Barrage Land and Desert land in province of Sindh.
 - (i) "Allottee" means persons/group of persons to whom land is leased for Corporate Farming.
 - (j) "Lease agreement" means agreement under these terms and conditions between Allottee/Grantee and Government of Sindh.
 - (k) "Mineral" include all substances of a Mineral Nature which can be worked out from the earth such as coal, oil, gold-washings, and forms of soils which can be used for a profitable purpose on removal whether existing one over or below the surface of the land.
3.
 - (i) The Government of Sindh are prepared to grant land to certain persons/ group of person on applications on the conditions set out below provided that no persons/group of person shall as of right be entitled to became a lessee or to receive grant.
 - (ii) The Government shall have absolute discretion in the grant of lease and selection of lessees.
4.
 - (i) The land shall be selected by the respective District Officers (Revenue) in heir jurisdiction.
 - (ii) The area to be leased out under these conditions shall not be less than five hundred aces of land in any individual case.
5. The land shall solely be used for corporate agriculture farming to improve and enhance the productions of quality fruits vegetable flowers, dairy and livestock products, oil seeds and lereals.

6. The lease shall pay such lease money as may be fixed from time to time by Government.
7. The lessee shall pay in lump sum lease money of the first year in advance at the time of grant of lease and for the remaining period, lease money shall be payable by 31st December, at the latest, each year.
8. The lessee shall be issued allotment order and delivered possession of the land after he pays the lease money the first year referred to in condition 7 executes agreement in the form as may be prescribed by Government and receives allotment order.
9. The lessee shall pay to Government all and revenue assessments occupier's rates, cess and other charges at such rates as may be prescribed by Government.
10. The lessee shall utilize the land for the Corporate farming purpose under intimation to the District Officer (Revenue) within twelve months of the grant, failing which the land with structure, If any thereon shall be liable for resumption without any compensation for the structures constructed or development of the land carried out by the lessee.
11. The grantee with the prior approval of the canal Officer construct or cause to be constructed at his own expense the water course on the land granted to him In the event of default by the grantee to do so his grant shall be liable to fore feature. On such fore feature pending the future arrangements regarding the land, the water course, the Irrigation Department shall if the construction of water course cannot be deferred without causing in-jury to the adjoining land undertake to construct the water course therein.
12. (i) The grantee shall pay his share of the expenses of all existing water course as determined by District Officer (Revenue) or the canal Officer. This amount shall be paid within one week of the intimation to the grantee of such determination by the District Officer (Revenue) or the canal officer.

(ii) If at any time Government may decide to under take the alteration or extension of existing water courses or the construction of new water course the grantee shall pay his share of the cost of such alteration or construction.
13. The grantee shall pay all expenses for survey and
14. The grantee having made the payments mentioned in Sub- rule (1) of 4, rule 5 rule 6. rule and Sub-rule (1) of rule 8 shall execute and agreement in the prescribed form and there on shall be entitled to receive from District Officer (Revenue) on Ijazatnama authorizing him to occupy the land permanently on the conditions mentioned in the agreement in default of nay such payment or in the event of refusal to such agreement, the grant shall be liable to cancellation.
15. All the payments under these rules shall be made at the office of the Mukhtiarkar of the Taluka/Town in which the land is situated. If the District Officer (Revenue) or any other officer authorized in this behalf so permits in writing payment my be make into nay Government treasury or Sub-treasury.
16. The land granted under these rules shall subject to rights or water and other easements subsisting thereon.
17. When a resumption order has been passed by the Board of Revenue/District Officer (Revenue) shall call upon the lessee by means of a notice to decide the compensation on notice to deliver the possession of the land within 15 days of its services if the lessee fails to deliver possession of the land of unless within the same period and order is received from the appellate authority staying ejectment, the District Officer (Revenue) shall eject the lessee with the use of such force including police force , as may be necessary.

18. The Government does not grant to the lessee but hereby absolutely accepts and reserves to itself. Out of and in respect of said lands, the following:
- (i) No grant, unless it is other wise specifically provided, shall be interpreted as creating or transferring any rights in minerals what's ever but such rights shall be deemed to have been expressly excepted and reserved to the state which liberty to search for work and remove any minerals existing on, over or below the land to which the grant have not been made and for the full discovery, for which it shall be lawful for Government through its authorized agents or assignees to enter the land and occupy it temporary.
 - (ii) Areas excluded unless it is otherwise specifically provided the following shall be deemed to have been expressly excluded from the grant:
 - (a) All rivers and streams with their beds and banks and.
 - (b) All water-courses and drainage channels and,
 - (c) All public through fares existing on the land at the time when the lease is made together with any road or path which may be shown as propose for construction on a plan attached to the instrument of lease if any, and for the protection and maintenance of nay property, so excluded it shall be law full for Government through its authorized agents to enter upon the land, make such use thereon as may be necessary for these purposes.
 - (iii) No compensation shall be claimed by the lessee or any other person in Respect of such reservation as is referred to in this clause, but no owner's rate, occupier's rate, land Revenue lease money or ceases shall be payable by the grantee in respect of any area so reserved.
19. In the event of any difference or dispute arising between the Government and the lessee as to the property or as to the rights reserve to the Government or as to any of the conditions of the grant or as to any matter or in any way connected therewith including as difference of dispute as to the interprotat on of any terms or conditions contained in these rules, and as to whether the lease has been duly terminated and the right and obligations flowing from such termination, the decision of which has not been herein before provided, it be referred for arbitration to the Executive District Officer (Revenue) whose decision shall be final and conclusive between the Government and the lessee.
20. In the event of the death of a lessee the District Officer (Revenue), unless he decides to resume the lease absolutely, reserves to himself the right to lease out the land to any of the heirs of the deceased after hearing other heirs, for the unexpired period of lease; provided that the deceased grantee has satisfactorily fulfilled the term and conditions of the lease.
21. The lessee shall not remove sad muram, bajri, stones or any other minerals from the area under lease.
22. The lessee shall within thirty days of the issue of a notice by the District Officer (Revenue) that the whole or any part of the land is required for public purpose or exercise of mineral right. Surrender the whole or part without any claim to compensation.
23. It the District Officer (Revenue) is satisfied that the lessee has committed as breach or non-observance of the conditions hereinbefore contained, he shall after giving the lessee an opportunity to appear and state his objection:-
- (a) Impose on the lessee a penalty, or
 - (b) Order resumption of the lease, after complying with the provisions of section 24 of the Colonization of Government Lands (Sindh) Act 1912.

FOR FURTHER INFORMATION PLEASE CONTACT:

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