



**GOVERNMENT OF MIZORAM
LAND AND REVENUE & SETTLEMENT DEPARTMENT**

Aizawl the 9th July, 2026

NOTIFICATION

(Contents of Deed of Apartment)

No. H-11018/270/2026-LR&S: Whereas Section 112 of the Mizoram (Land Revenue) Act, 2013 prescribes the particulars to be contained in a Deed of Apartment;

And whereas sub-section (7) of section 112 empowers the Government to include such other particulars in connection with the property as it may deem desirable, consistent with the provisions of the Act;

And whereas it is considered necessary, in the interest of ensuring certainty of title, transparency in apartment ownership, and proper maintenance of land records, to require the disclosure of the undivided proportionate share of land appurtenant to each apartment;

Now, therefore, in exercise of the powers conferred by section 112(7) of the Mizoram (Land Revenue) Act, 2013, the Governor of Mizoram is pleased to direct that the following additional particular shall compulsorily be included in every Deed of Apartment, namely -

"Undivided Proportionate Share of Land:

Every Deed of Apartment shall contain the particulars relating to the undivided proportionate share of land appurtenant to the apartment".

Explanation: For the purposes of this Notification, 'undivided proportionate share of land' means the fractional and inseparable ownership interest of the apartment owner in the land on which the apartment building stands, determined in proportion to the apartment owner's entitlement as specified in the Deed of Apartment. Such share shall remain appurtenant to the apartment and shall not be capable of separate partition, transfer, conveyance or alienation independently of the apartment.

The inclusion of the undivided proportionate share of land under this Notification shall constitute a mandatory particular of the Deed of Apartment under Section 112 of the Act.

Accordingly, the Deed of Apartment containing the particulars of the undivided proportionate share of land shall be eligible for registration under Section 109 of the Mizoram (Land Revenue) Act, 2013, and upon such registration,

the rights and interests of the apartment owner, including the undivided proportionate share of land appurtenant to the apartment, shall be recorded in the Record of Rights under Section 113 of the Act, in accordance with the provisions thereof.

The undivided proportionate share of land recorded under this Notification shall be deemed to form an integral and inseparable part of the apartment and shall, unless otherwise provided by law, pass with the apartment upon every sale, transfer, gift, mortgage, lease, inheritance or any other lawful mode of succession or conveyance.

This Notification shall come into force with immediate effect.

Sd/- VANLALMAWIA

Secretary to the Govt. of Mizoram
Land Revenue & Settlement Department

Memo No: H-11018/270/2026-LR&S : Aizawl, the 9th July, 2026

Copy to:

1. Secretary to Governor of Mizoram.
2. P.S. to Hon'ble Chief Minister, Mizoram.
3. P.S. to Speaker/ Ministers/ Leader of Opposition/ Deputy Speaker, Ministers of State.
4. All Members of Legislative Assembly, Mizoram.
5. Sr. P.P.S. to Chief Secretary, Govt. of Mizoram.
6. P.P.S. to Secretary, Land Revenue & Settlement Department.
7. Director, Land Revenue & Settlement Department.
8. All Deputy Commissioners in Mizoram.
9. Controller of Printing & Stationeries, Mizoram with 2 (two) spare copies and soft copy via email (mizoram.revenue@gmail.com) for publication in Mizoram Gazette Extra Ordinary.
10. All Assistant Commissioners (Revenue), O/o The Deputy Commissioner, Revenue Branch.
11. Branch Manager, New Secretariat Branch, SBI.

Digitally signed by
Lalhruai Tluanga
Date: 09-07-2026
15:50:00

(LALHRUAI TLUANGA)

Under Secretary to the Govt. Of Mizoram
Land Revenue & Settlement Department