

**Special Conditions:**

The scope of work shall cover all Railway land falling under the jurisdiction of Lumding Division, including land situated in the States of Assam, Tripura, Mizoram and Manipur. The contractor shall carry out detailed verification, reconciliation, updation and certification of Railway land records in accordance with the provisions of the Assam Land Revenue Regulation, 1886, Assam Land Records Manual, DILRMP guidelines and instructions issued by the Revenue & Disaster Management Department, Government of Assam, and the corresponding land revenue laws, land records manuals, survey regulations and administrative instructions applicable in the States of Tripura, Mizoram and Manipur, as amended from time to time.

The contractor shall be responsible for collection, scrutiny, reconciliation, updation and certification of all relevant revenue records, survey records and land ownership records from the concerned Circle Offices, Revenue Authorities, Land Records Departments, Survey & Settlement Authorities, District Administrations and other competent authorities of the respective States.

The contractor shall submit the following deliverables for each land parcel falling under Lumding Division, N.F. Railway:

1. Certified Record of Rights (ROR)/Jamabandi or equivalent land ownership records, along with Certified Mutation Orders (Namjari Orders) :- prescribed by the concerned State Government, indicating ownership, possession, land classification, area and other relevant revenue particulars, including land mutation records reflecting Railway ownership.
2. Certified Chitha/Field Chitha, Cadastral Maps, Trace Maps, Field Maps and other relevant survey records maintained by and obtained from the competent Revenue Authorities.
3. Digitally updated and geo-referenced Railway Land Plans duly reconciled with Revenue Records, Revenue Maps, Dag boundaries and actual field conditions, clearly correlating Railway Land Plans with Dag Number, Patta Number, Chitha, Jamabandi, Mutation Records and physical land particulars. The plans shall also include boundary verification indicating the extent of Railway land available on the ground and clearly identify

**any mismatch between Railway records and Revenue records, wherever applicable.**

- 4. Comprehensive Railway Land Dossier:- containing all relevant revenue records, certified extracts, maps, land plans, mutation documents, reconciliation statements and verification reports in a properly indexed format.**

**All records, extracts, maps and documents obtained by the contractor shall be certified copies issued by the competent Revenue Authorities and shall be suitable for use before Revenue Authorities, quasi-judicial authorities and Courts of Law. No work shall be treated as complete unless all discrepancies noticed during reconciliation have been properly documented and supported by documentary evidence.**