

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

**AUCTION NOTICE**

Pursuant to the Order dated 30.07.2025 passed by Sh. T. Lalhmachhuana, Civil Judge (Sr. Div.)-1, Aizawl in Execution Case No. 5/2025, the following landed properties are scheduled to be disposed by public auction.

1. Periodic Patta No. 31 of 1983-1985 (Farmland) located at Sihthiang, Mamit.  
Reserved price: Rs. 80,00,000.00 (Eighty lakh only)
2. Landed property owned by Pu Lalmluanga S/o Beruaia (L) at Hlimen, Zophei near  
Lalsavunga Park covering an area of Bigha 15.  
Reserved price: Rs. 25,00,000.00 (Twenty five lakh only)

Date of auction : 25.08.2025, 12:00 Noon

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

Interested bidders may obtain information regarding the said landed properties from the links given below:

<https://aizawl.dcourts.gov.in/notice-category/tenders/>

<https://djaizawl.nic.in/>



**Sd/- TLANGTHANGLUAIA  
Chief Administrative Officer  
Aizawl Judicial District  
District Court, MINECO, Aizawl  
Ph. No. 9436140785**

## FARMLAND INVESTMENT SUMMARY

Owner: L.N. Tluanga

Location: Village, Mamit District

Total Land Area: 5,000 sq. m (Approx. 1.24 acres)

### 1. LAND COMPOSITION

Attribute	Details
Type of Land	Farmland
Irrigation	Available
Fencing	Installed
Road Access	Yes
Electricity	Not Available

### 2. CURRENT CULTIVATION & PRODUCE

#### A. ARECANUT CULTIVATION

Detail	Value
Trees Planted	7,000
Cost per Tree	Rs.35
Current Asset Value	Rs.2,45,000
Age of Trees	5 Years
Years to Maturity	2 Years
Expected Annual Income	Rs.7,00,000
Expansion Capacity	50,000 Trees

#### B. FISH FARMING

Detail	Value
Fish Varieties	Rohu, Grass Carp, Common Carp, Singi
Current Stock	2,000
Selling Price	Rs.200/kg
Estimated Quarterly Income	Rs.8,00,000
Estimated Annual Income	Rs.16,00,000
Scalability	Expandable

## FARMLAND INVESTMENT SUMMARY

### 3. LEASE INCOME

Annual Lease Income	Rs.2,00,000
Total (5 Years)	Rs.10,00,000

### 4. SUMMARY OF PROJECTED RETURNS

Income Source	Annual Income	5-Year Income
Arecanut Cultivation	Rs.7,00,000	Rs.35,00,000
Fish Farming	Rs.16,00,000	Rs.80,00,000
Lease Income	Rs.2,00,000	Rs.10,00,000
TOTAL RETURNS	Rs.25,00,000	Rs.1,25,00,000

### 5. CURRENT ASSET VALUATION

Asset	Quantity	Rate per Unit	Total Value
Arecanut Trees	7,000	Rs.35	Rs.2,45,000
Fish Stock	2,000	Rs.200/kg	Rs.4,00,000*
TOTAL			Rs.6,45,000

\*Assuming average weight of 1kg per fish

### 6. INFRASTRUCTURE & AMENITIES

Facility	Availability
Cabin	1 Unit
Toilet	1 Unit
Event Space	Tent-Out Available
Parking	Up to 10 Cars
Water Source	Irrigation
Soil Type	Clay & Loamy Soil

Last Updated: July 2024



**OFFICE OF THE LOCAL COUNCIL, HLIMEN  
AIZAWL : MIZORAM**

Chairman : R.C. Lalroliana

Contact : 8974243362

Secretary : H. Lalsangliana

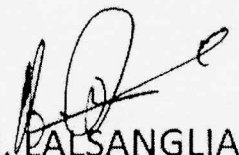
Contact : 7005817514

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**HRIATPUINA**

*Pu Lalituanga s/o Beruaia (L)* Hlimen hian Hlimen, Zophei, Lalsavunga Park bul chhuahlama a ram hi Hlimen Local Council in 18/04/2022 a ram chin hriatpuina a siam angin **Bigha 15** a ni tih ka hriatpui e .

Date : 12.07.2025

  
(H. LALSANGLIANA)  
Secretary  
Hlimen Local Council  
Aizawl