



**AUDIT REPORT
ON
THE ACCOUNTS OF
REVENUE RECEIPTS OF
GOVERNMENT OF THE PUNJAB
AUDIT YEAR 2019-20**

AUDITOR GENERAL OF PAKISTAN

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ABBREVIATIONS & ACRONYMS

ADLR	Assistant Director Land Records
ARC	Arazi Record Centre
CVT	Capital Value Tax
DAC	Departmental Accounts Committee
DG	Director General
DPC	District Privatization Committee
DPAC	District Price Assessment Committee
GARV	Gross Annual Rental Value
MRA	Motor Registration Authority
PAO	Principal Accounting Officer
PDP	Proposed Draft Para
PIDA	Punjab Irrigation and Drainage Authority
PLRA	Punjab Land Record Authority
PRAL	Pakistan Revenue Automation Ltd.
PST	Punjab Sales Tax
PT-8	Property Tax Form-8
RPC	Regional Privatization Committee
RF	Registration Fee

PREFACE

Articles 169 and 170 of the Constitution of the Islamic Republic of Pakistan 1973, read with Sections 8 & 12 of the Auditor General (Functions, Powers, Terms and Conditions of Service) Ordinance 2001, empowers the Auditor General of Pakistan to conduct audit of revenue receipts of the Province.

This report is based on audit of receipts of Government of the Punjab for the Financial Year 2018-19 and receipts of some formations pertaining to previous years. The office of Director General Audit Punjab conducted audit during January to November 2019 on test check basis, with a view to report significant findings to the relevant stakeholders.

The main body of the Audit Report includes systemic issues and findings. Issues of procedural nature are listed in Annexure-I of the Audit Report as MFDAC. These shall be pursued with the Principal Accounting Officers at the DAC level and in all cases where the PAO does not initiate appropriate action, the audit observations will be brought to the notice of the Public Accounts Committee.

Audit findings point toward the need for adherence to the regularity framework in addition to instituting and strengthening internal controls to minimize risk of recurrence of such violations and irregularities in future.

The Audit Report is submitted to the Governor of the Punjab in pursuance of the Article 171 of the Constitution of Islamic Republic of Pakistan 1973, to be laid before the Provincial Assembly.

(Javaid Jehangir)
Auditor General of Pakistan
Islamabad

Dated:

EXECUTIVE SUMMARY

The office of the Director General Audit Punjab carries out, on test check basis, audit of tax and non-tax revenue receipts of Government of the Punjab, collected by the Board of Revenue, Punjab Revenue Authority and Excise, Taxation and Narcotics Control, Departments.

This Audit Report presents audit results regarding receipts of above-mentioned departments of Government of the Punjab for the Financial Year 2018-19 and receipts of some formations from previous years. The office of the Director General, Audit Punjab conducted audit of revenue receipts relating to number of taxes such as Urban Immovable Property Tax, Motor Vehicle Tax, Farm House Tax, Luxury House Tax, Cotton Fee, Professional Tax, Provincial Excise, Punjab Sales Tax on Services, Stamp Duty, Registration Fee, *Abiana*, Mutation Fee, Capital Value Tax, Agricultural Income Tax and Condonation fee etc.

Moreover, audit findings were issued to the executive departments in the form of Audit and Inspection Reports. Significant issues were reported to respective Principal Accounting Officers (PAOs) in the form of Proposed Draft Paras (PDPs). The PDPs were also discussed with the Principal Accounting Officers of Excise, Taxation & Narcotics Control, Departments and Board of Revenue in the Departmental Accounts Committee meetings to incorporate their views. However, Punjab Revenue Authority did not hold Departmental Accounts Committee meeting till the finalization of report.

Suffice to say that Internal Audit units established in Excise, Taxation & Narcotics Control Department and Board of Revenue are not functioning effectively. Recurrence of similar types of irregularities every year is indicative of weak internal controls. It is imperative to revisit internal

control system of revenue receipts of Government of the Punjab to minimize the recurrence of irregularities.

Audit Objectives

The statutory audit is carried out on test check basis to:

- Scrutinize whether the assessment, collection and accounting of revenue is in accordance with the applicable laws and rules.
- Point out under-assessments/leakages of revenue.

a. Scope of Audit

This office is mandated to conduct audit of 1006 formations working under seven PAOs/Departments. Total receipts of these formations were Rs.186.208 billion for the financial year 2018-19.

Audit coverage relating to receipts for the current audit year comprises 86 formations of three PAOs/Departments having total receipt of Rs.141.511billion for the financial year 2018-19. In terms of percentage, the audit coverage for receipts is 80% of auditable receipts.

This audit report also includes audit observations resulting from the audit of receipt of Rs.2.108 billion for the financial year 2017-18 pertaining to 14 formations of three PAOs/ Departments

In addition to this compliance audit report, Director General Audit Punjab conducted a study audit of Punjab Revenue Authority, which is being published separately.

b. Recoveries at the instance of audit

As a result of audit, a recovery of Rs.103.886 billion was pointed out in this report. Recovery made by the departments from January to December 2019 was Rs.103.74 million which was verified by audit.

c. Audit Methodology

This office conducts a detailed audit exercise, combining an elaborate planning process with a set of robust execution techniques. Salient features of audit methodology are outlined below:

Firstly, the detailed planning files are prepared covering all the areas of activities of the auditee formations besides details of their budget, organizational and legal framework. Then a risk assessment exercise is carried out to identify main risk areas. This is followed by issuance of work programs in line with risk analysis.

Subsequently, this information is recorded, in detail, in the execution files prepared according to the standard working paper kit issued by Auditor General of Pakistan. On conclusion of field audit, a formal exit meeting is held with management of the auditee formations which lead to issuance of a formal audit & inspection report. After incorporating management's response audit and inspection report is issued to management so as to allow them to provide documentary evidence in support of their view point at the time of DAC meetings.

Finally, an internal and external quality review is performed to evaluate the adequacy of audit findings viz auditing standards, AGP office guidelines for quality assurance.

d. Comments on Internal Controls and the Internal Audit Department

Internal controls in government departments comprise systems, processes, cultures and tasks to support management in achieving government's policy objectives.

This report identifies control failures in the following areas:

- Under assessment/under valuation in respect of property tax, stamp duty, registration fee, capital value tax and mutation fee,
- Non-collection of professional tax,
- Non-creation of demand of professional tax against business units,
- Non-realization of luxury house tax,
- Non-carrying forward of outstanding balances of taxes,
- Non-application of CVT on renewal of lease deeds,
- Non-realization of withholding tax from purchaser and seller,
- Non-recovery/finalization of *tawan* cases,
- Non-pursuance of recovery cases pending in courts,
- Non-assessment/recovery of condonation fee on conversion of agriculture land into residential land,
- Non-recovery of tawan from illegal occupants, and
- Non-assessment of penalty from encroachers of land.

e. The key audit findings of the report

- Non-production of auditable record in two paras.¹
- Non-realization of Punjab sales tax on services in three paras-Rs.65,959 million.²
- Blockage of government revenue due to stay orders in one paras-Rs.19,081.395 million³
- Non-assessment of condonation fee in two paras - Rs.14,692.583 million⁴
- Non/short realization of property tax in thirteen paras-Rs.521.272 million⁵
- Non-realization of withholding tax from purchaser & seller in three paras – Rs.257.004 million⁶
- Non/short realization of *Tawan/Abiana* in two paras - Rs.81.486 million.⁷
- Non-assessment of penalty from encroachers of land in one para - Rs.79.200 million⁸
- Non-realization of luxury house tax in one para-Rs.68.930 million⁹
- Non/short realization of mutation fee in four paras - Rs.40.134 million.¹⁰

1. Para 1.4.1,2.4.1

2. Para 2.4.16,3.4.2, 3.4.3

3. Para 3.4.1

4. Para 2.4.18,2.4.22

5. Para 1.4.2, 1.4.3,1.4.4,1.4.8,1.4.12,1.4.13,1.4.14,1.4.15,1.4.19,1.4.23,1.4.24,1.4.27,1.4.28

6. Para 2.4.3,2.4.5,2.4.7

7. Para 2.4.2, 2.4.9

9. Para 2.4.26

8. Para 1.4.6

10. Para 2.4.6, 2.4.10, 2.4.13, 2.4.17

f. Recommendations

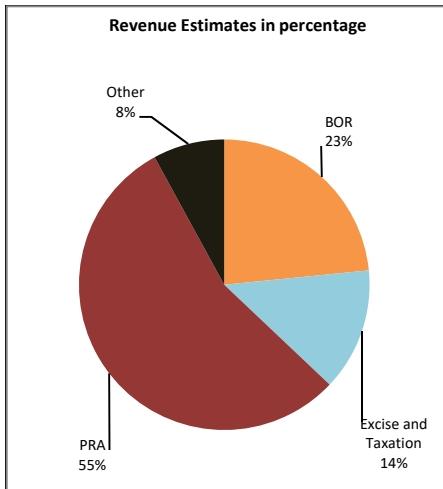
- Non-production of auditable record is serious violation of the constitution. The management needs to enforce Punjab Employees Efficiency, Discipline and Accountability Act (PEEDA Act) on non-production of record.
- Realistic targets need to be assessed on the basis of reliable data.
- The management must re-assess its revenue capacity and deploy appropriate resources as per targets.
- Persistent efforts should be made for strengthening the recovery mechanism of sale tax on services for reducing the gap between actual collection and targets given by government.
- Principal Accounting Officers should develop a mechanism to monitor compliance of PAC directives in their respective domains.

SECTORAL ANALYSIS

Tax Revenue Receipts

HIGHLIGHTS

The Tax revenue receipts estimates for the three tax collecting departments for the year 2018-19 is shown in the following graph:



The Govt. of Punjab is collecting its tax revenue primarily through three Departments namely Board of Revenue, Excise and Taxation Department and Punjab Revenue Authority. Targets set by these departments are a critical factor in the overall fiscal space for development spending. As the nature of receipts vary considerably, it is deemed appropriate to discuss each department individually which is followed by commentary on the tax revenue targets and achievements in the financial year 2018-19:

1. Board of Revenue: -

BOR is the successor of the office of the Financial Commissioner. It was originally constituted under the provisions of West Pakistan Board of Revenue Act, 1957, which on dissolution of One Unit in 1970 became the Board of Revenue, Punjab. The Board is the custodian of the rights of the land holders and is the highest revenue court in the province with Appellate/Provisional jurisdiction against orders of subordinate Revenue Officers/Courts including Commissioners and Collectors.

The Board is the controlling authority in all matters connected with the administration of land, collection of government dues including land taxes, land revenue, preparation of land records and other matters relating thereto:

- a) *Revenue Department,*
- b) *Colonies Department,*
- c) *Consolidation Department, and*
- d) *Project Management Unit*

2. Excise and Taxation:

The Excise and Taxation Department Punjab is a major revenue-collecting agency for the provincial government. Tax revenue is only act as a serious constraint to economic growth, provision of services and, more generally, to building an effective state. This Department provides services for collection of various taxes and duties.

Excise & Taxation Department is primarily responsible for the collection of following provincial levies/taxes in the Province of Punjab:

- Cotton Fee,
- Motor Vehicles Tax,
- Entertainment Duty,
- Professional Tax,
- Property Tax,
- Luxury House Tax,
- Excise Duty (Duty on manufacturing, import, export of liquor, vend fee on retail sale of liquor and fees on grant and renewal of licenses/permits for liquor), and
- Farm House Tax.

Excise & Taxation Department is also responsible for the collection of Federal levies/taxes i.e. Income Tax (at the time of collecting motor vehicle tax) and Capital Value Tax (at the time of registration of imported motor vehicles if not paid at the time of import).

3. Punjab Revenue Authority: -

According to Sales Tax Act, 1951, sales tax on services was Federal subject. The Federal Government, however, asked Provinces in year 2000 to introduce legislations and entrust FBR to collect and administer Provincial Sales Tax on Services. Further, 18th Constitutional Amendment read with 7th NFC Award empowered the provinces to collect and administer sales tax on services.

Accordingly, the Punjab Government established a semi-autonomous organization “the Punjab Revenue Authority” with automated tax payment and collection system on 1.07.2012. It also enacted the Punjab Sales Tax on Services Act 2012 in supersession of the Punjab Sales Tax Ordinance 2000.

As per financial statements of 2018-19, receipt collection (tax or non-tax) was Rs.250 billion in year 2018-19 as against Rs.272 billion made during 2017-18 which is decreased by 8%. This revision does not seem to auger well for the overall financial position as self-reliance is key to improved capacity as well as lesser reliance on donor funding and federal share.

Moreover, non-receipt of outstanding amount of Rs. 41 billion on account of “Net Hydel Profit” from Hydro Power Stations located in Punjab Province also provides an insight into the overall receipt follow-up mechanism. If the subject amount had been received, the government of the Punjab would have surpassed revenue targets and the surplus amount could have very well been utilized for development spending.

Actual receipts collected by Excise and Taxation department and PRA were even less than both original and revised estimates of receipts for the financial year 2018-19.

Furthermore, a comparison between original receipts Targets, revised receipts targets and actual receipts collected for the financial year 2018-19 is shown in the table below:

(Rs. in million)

Department	Year	Budgeted Estimates	Revised Estimates	Actual receipts as per Financial Statement
BOR	2018-19	64,576	62,191	63,945
Excise	2018-19	37,651	30,505	28,493
PRA	2018-19	151,575	101,000	90,000

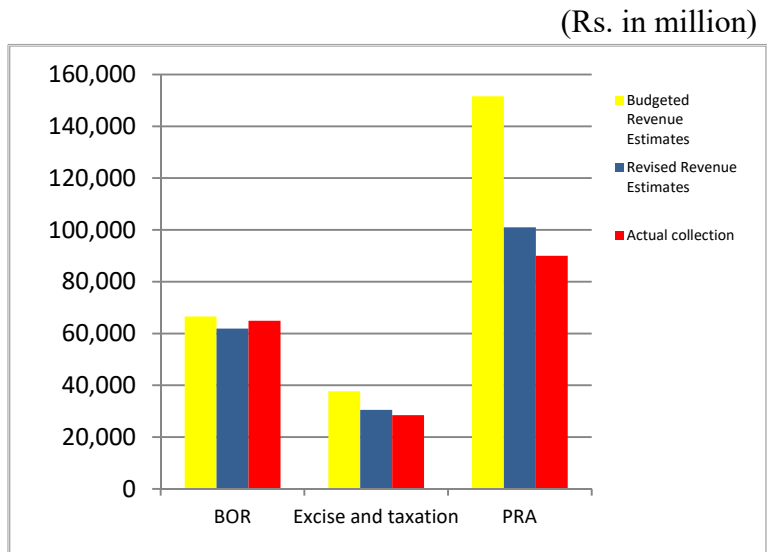
The above figures show that actual receipts collected by Excise and Taxation department and PRA were less than both original and revised estimates of receipts for the financial year 2018-19. This is a critical area for consideration as unrealistic targets tend to apply undue stress on the entire operational machinery. In contrast, low-growth tax revenue targets do not allow tax growth and limit the government's ability to plan for increased development spending.

A glance at the budgeted estimates reveals that the Board of Revenue as well as Excise and Taxation Department and the Punjab Revenue Authority revised their budget estimates downward by 3.7%, 19% and 33% respectively. Variation in the budget estimate is significant in case of Excise and Taxation Department & PRA and displays limitations and capacity issues in overall tax revenue planning.

The Board of Revenue Department, Excise and Taxation Department and the Punjab Revenue Authority revised their budget estimates downward by 3.7%, 19% and 33% respectively.

Moreover, both PRA and the Excise and Taxation Department were unable to achieve their primary tax revenue targets. The shortfall for PRA was 11% while for Excise and Taxation Department was 6.6%. Interestingly, BOR was able to surpass its revised target by around 2.82% but still fell short of the original budgeted estimates.

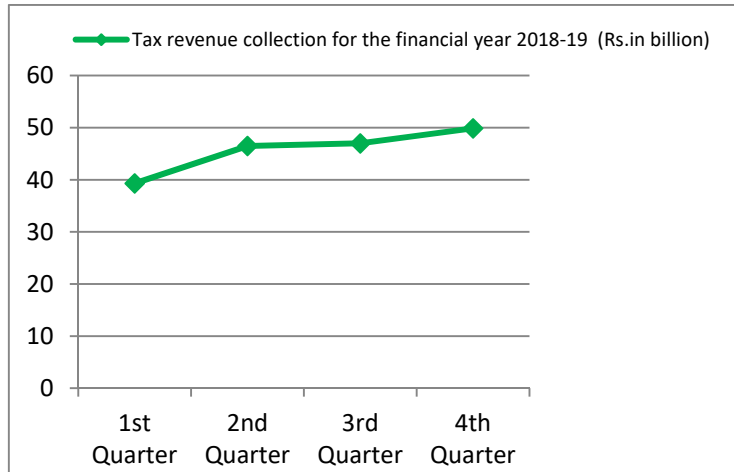
The comparison is also depicted for further clarity in the Bar chart below:



Furthermore, the quarterly tax revenue collection trend of government of Punjab during the financial year 2018-19 was as under:

There seems to be a slight push in the 1st quarter in collection of taxes which did not vary significantly during the 2nd, 3rd and 4th quarters.

Government of the Punjab – Quarterly Tax Revenue Trend Analysis for 2018-19



There seems to be a slight push in the 1st quarter in collection of taxes which did not vary significantly during the 2nd, 3rd and 4th quarters.

The audit output highlighted certain observations which are indicators of various procedural, systemic and regularity weaknesses. These arise from lack of implementation of standard operating procedures, weak internal control mechanisms which point towards capacity issues in the overall governance.

Systemic weakness in the collection of various taxes needs

to be addressed to improve the overall tax collection.

The tax machinery of the province needs to revisit the entire operations process of tax collection and administration.

Non-production of auditable record may be penalized as per PEEDA Act.

Significant areas of financial and administrative weaknesses are:

- Piling up of huge arrears of property tax, token tax, Abiana and Tawan of previous years.¹¹
- Short/less realization of property tax, stamp duty/mutation fee.¹²
- Non/short realization of withholding tax.¹³
- Non-production of record.¹⁴
- Un-justify allotment/un-lawful retention of Govt. land under ‘Horse Breeding Schemes.¹⁵
- Non retrieval of Govt. land from illegal occupant/illicit cultivators.¹⁶
- Short/less assessment of property tax.¹⁷
- Irregular/wrong exemptions of property tax.¹⁸
- Non-recovery of Punjab Sales Tax and penalty from public sector organization.¹⁹
- Non-realization of Punjab Sales Tax from service providers assessed by the assessing authority.²⁰

11. 1.4.2, 1.4.3, 1.4.4,1.4.5,1.4.9 1.4.12, 1.4.14,1.4.27,2.4.2, 2.4.9, 2.4.26

12. 1.4.4, 1.4.8, 1.4.13, 1.4.16, 1.4.20, 1.4.24, 1.4.25, 1.4. 29, 2.4.4, 2.4.6, 2.4.11,2.4.13,2.4.14, 2.4.17

13. 2.4.3, 2.4.5, 2.4.7

14. 1.4.1, 2.4.1

15. 2.4.36, 2.4.37

16. 2.4.20, 2.4.38 2.4.52, 2.4.53

17. 1.4.8, 1.4.13, 1.4.15, 1.4.19, 1.4.24

18. 1.4.7,1.4.12

19. 2.4.16,3.4.3

20. 3.4.2

<p>Appropriate action is required to penalize negligence of tax functionaries found responsible for revenue loss.</p> <p>Revenue collection agencies of Govt. of Punjab can contribute in development with greater</p>	<ul style="list-style-type: none"> • Non-realization of default surcharge on late deposit of Punjab Sales Tax on Services.²¹ • Non-recovery of the Punjab Sales Tax assessed under section 56 of the Act.²² • Blockade of Govt. Revenue due to stay orders.²³ • Non-imposition of penalty on non-filing of return for sales tax on services, and²⁴ • Non-reconciliation of revenue figures from Treasuries/Account Offices. <p>Therefore, the tax machinery of the province needs to revisit the entire operations process of tax collection and administration. This may lead to enhanced performance through a more systematic and integrated planning and execution. For this purpose, the following may be considered:</p> <ul style="list-style-type: none"> • Effective remedial measures are required to stop the recurrence of irregularities of similar nature like recovery of old arrears of Property Tax, Token Tax and Abiana/Tawan. • A vigorous campaign needs to be launched to retrieve govt. land from illegal occupation. • Appropriate action is required to penalize on negligence of tax functionaries found responsible for revenue loss. • Reconciliation of receipts needs to be carried out regularly. • Internal audit systems are required to be strengthened.
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21. 3.4.5

22. 3.4.4

23. 3.4.1

24. 3.4.6

<p>effectiveness through a more refined, quantifiable and scientific system of revenue collection.</p>	<ul style="list-style-type: none"> • Implementation and utilization of modern research and development tools. • Non-production of auditable record may be seriously penalized as per PEEDA Act • The duality of control with regard to <i>Abiana</i> assessment by the Irrigation Department and collection by the Board of Revenue needs to be reviewed. • Capacity building of human resources on the basis of age-cohorts and gap analysis. • Performance incentives for tax official's auger well and build moral of the workforce.
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Note:- The Source of data is Appropriation Accounts and Finance Accounts of the Government of the Punjab for the year 2018-19.

Management response:

The Finance Department appreciated the initiative of this office for synthesizing the sectoral analysis of Punjab. It emphasized that such efforts will certainly contribute towards providing greater insight into the budgeting and expenditure of the province.

It was of the view that the province has strived to increase revenue collection for Own Source Revenue from Tax & Non-tax Departments. However, greater variation is seen in the trend of Non-Tax receipts. More specifically, the reasons for non-achievement of the revenue targets during financial year 2018-19 were as follows:

- (i) Suspension of Sales Tax on Services on cellular subscribers by Honorable Supreme Court from June 2018 to April 2019.
- (ii) Decline in Government spending resulted in revenue loss of withholding taxes of PRA.

- (iii) Unsettled claim receivable of Rs 19 billion from FBR as cross input tax adjustment.
- (iv) The country's dwindling economy, devaluation of rupee, application of increase in interest rate and fear factor of tax notices along with decrease in cars and other vehicles' production and sale which ultimately resulted in low revenue generation under the head of Motor Vehicle Registration fee.
- (v) Rs.41.2 billion were also required to be paid by the Federal Government/PEPCO to the Punjab Government on account of payments of Net Hydel Profit (NHP) (Regular and Arrears). The same were not released during financial year 2018-19.

The office of the Director General, Audit Punjab is of the view that the reply submitted by the Finance Department does not comprehensively address the concerns and issues highlighted by this office. Government of the Punjab is suggested to adopt more robust strategies to respond to the emerging challenges pointed out by Audit in this sectoral analysis.

CHAPTER 1

EXCISE, TAXATION & NARCOTICS CONTROL DEPARTMENT

1.1 Introduction

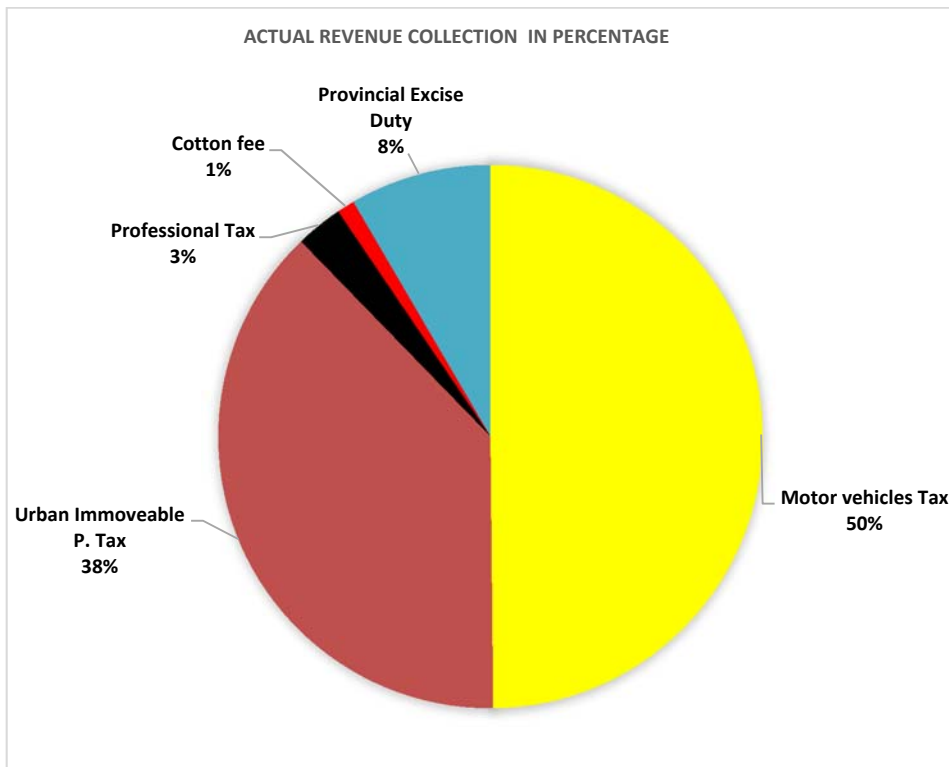
A)

The Excise, Taxation & Narcotics Control Department was established as an independent entity in 1974 after its separation from Board of Revenue. This Department provides services for collection of various taxes and duties and suggests ways and means for additional resource mobilization in the Province. Building up of taxpayer's confidence, creation of taxpaying culture and providing facilities to the general public in payment of taxes are the top most priorities. The Excise, Taxation & Narcotics Control Department consists of 87 auditable locations/formations and is primarily responsible for the collection of Property Tax, Motor Vehicles Tax, Professional Tax, Luxury House Tax, Entertainment Duty, Cotton Fee and Excise Duty in the Province of Punjab. The Department is also responsible for the collection of some Federal levies/taxes i.e. Income Tax (at the time of collecting motor vehicle tax) and Capital Value Tax (at the time of registration of imported motor vehicles if not paid at the time of import).

B) Comments on Budgeted Receipts (Variance Analysis):

During the Financial Year 2018-19, the Excise, Taxation & Narcotics Control Department collected an amount of Rs. 28.492 billion (in major heads) against the revised estimates of Rs. 30.510 billion.

The distribution of receipts collected by the Department under different heads is shown in percentage in the following chart:



From the above chart, it is clear that in Financial Year 2018-19, the major portion of Rs. 14.200 billion (50%) and Rs.10.801 billion (38%) of receipts collected by Excise, Taxation & Narcotics Control Department came from two sources viz. Motor Vehicles Tax & Urban Immoveable Property Tax respectively.

A comparison of budget estimates, revised estimates and actual receipts for the Year 2018-19 for major segments of receipts of Excise, Taxation & Narcotics Control Department is tabulated below. The variation

between the revised estimates and actual receipts is depicted both in absolute and percentage terms:

(Rs. in million)

Variance Analysis for Excise, Taxation & Narcotics Control Department 2018-19							
S #	Category	Head of Account	Budgeted Estimates 2018-19	Revised Estimates 2018-19	Actual receipts as per Financial Statement 2018-19	Variation excess/ (less) (Col.6-5)	Percentage of Variation
1	2	3	4	5	6	7	8
1	Motor Vehicles Tax	B02801 to B02803 & B02805	17,197.43	14,500.31	14200.31	-300.00	-2.07
2	Urban Immoveable Property Tax	B01301 B01303 B01304	12,492.17	11,203.83	10,801.39	-402.44	-3.59
3	Professional Tax	B01601 B01603	935.00	850.00	797.04	-52.96	-6.23
4	Cotton fee	B03055	375.25	310.81	299.92	-10.89	-3.50
5	Provincial Excise Duty	B02601,B 02602, B02603, B02604, B02611, B02612, B02613,B 02621,B0 2622, B02623, B02625 & B02628	6,650.73	3,640.05	2,394.07	-1,245.98	-34.23
Total			37,650.58	30,505	28,492.73	-2,012.27	-6.60%

The above figures highlight that the actual receipts were even 6.60 percent below than the revised estimates. The variation between the originally budgeted receipts (Rs.37.650 billion) and actual receipts collected (Rs. 28.492 billion) was of Rs.9.158 billion which was 24.32 percent of original budget estimates. The receipt targets during the year were reduced from Rs. 37.650 billion to Rs. 30.505 billion, showing a decrease of 18.98 percent of original budget estimate. Thus, the receipt targets of the department were reduced during the financial year which shows deficiency in fiscal planning. This issue needs to be looked into by the provincial tax/duties collecting agencies.

The management needs to analyze the causes of the shortfalls depicted in the above graph and take appropriate steps to improve the revenue collection.

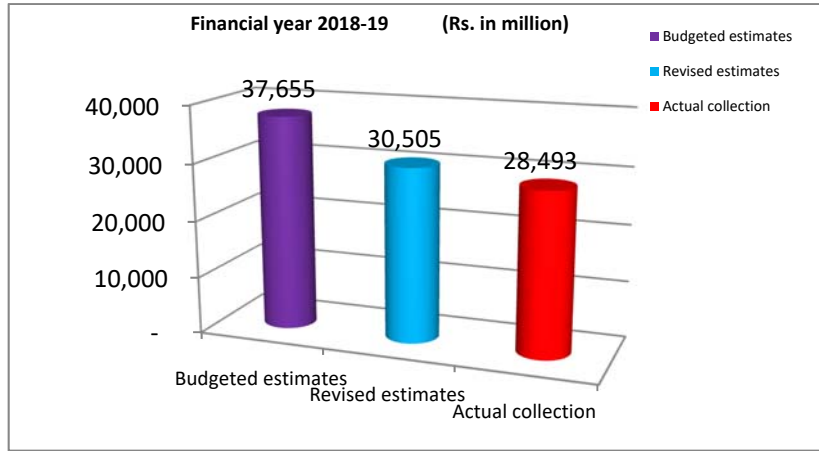
The Excise, Taxation and Narcotics Department has failed to achieve its revenue targets during the financial year 2018-19. Comparison of receipts targets and actual receipts for the financial year 2017-18 and 2018-19 is given below in the table:

(Rs. in million)

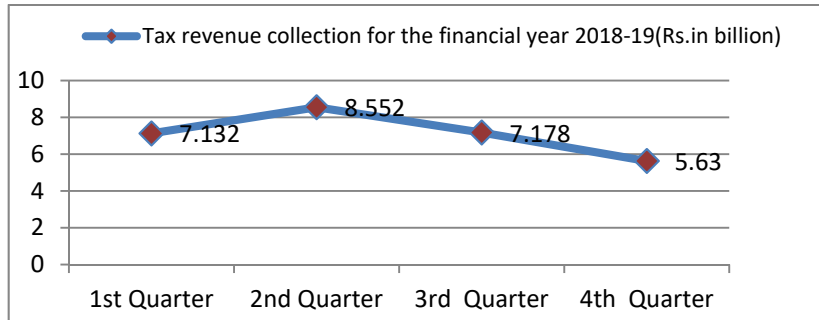
Year	Budgeted Estimates	Revised Estimates	Actual receipts as per Financial Statement
2017-18	32,550	28,371	28,345
2018-19	37,655	30,510	28,493

The above figures show that actual receipts in 2018-19 were more than the previous year i.e. 2017-18. However, the revised estimates in 2017-18 were only 12.84 percent less than original estimates whereas in 2018-19 revised estimates were 18.97 percent less than the original estimates.

The comparison of budgeted revenue estimates, revised revenue estimates and actual collection of department for the financial year 2018-19 are also given in the following graph:



The quarterly tax revenue collection during the financial year 2018-19 was as under:



The above line chart clearly depicted the downward trend in 3rd and 4th quarters of the financial year regarding collection of various tax revenues by the Excise and Taxation Department. In the last quarter of the financial

year the position of the collection of revenue dipped greatly vis-à-vis the first three quarters of the financial year.

Audit profile of Excise, Taxation & Narcotics Control Department

(Rs. in million)

Sr. No	Description	Total No	Audited	Revenue/Receipt audited FY 2018-19
1	Formations	87	28	21,506
2	<ul style="list-style-type: none"> • Assignment Accounts • SDAs 	-	-	-
3	Authorities /Autonomous Bodies etc Under the PAO	-	-	-
4	Foreign Aided Projects (FAP)	-	-	-

1.2 Classified Summary of Audit Observations

Audit observations (recoveries) amounting to Rs.812 million pertaining to Provincial Receipts were raised in this report during the current audit of Excise, Taxation & Narcotics Control Department.

Overview of Audit observations

(Rs. in million)

Sr. No	Classification	Amount
1	Non production of record (2 cases)	0
2	Reported cases of fraud, embezzlement, and misappropriation	0
3	Irregularities (Non/short realization of Govt. revenue)	812.334
4	Value for money and service delivery issues	0
5	Others	0

1.3 Brief Comments on the Status of Compliance with PAC Directives

The status of compliance with PAC Directives, for reports discussed so far, is given below:

Sr. No	Audit Report Year	Total Paras	Compliance received	Compliance not received	Percentage of compliance
1	1985-1986	27	11	16	41
2	1986-1987	17	10	7	59
3	1988-1989	12	7	5	58
4	1989-1990	10	6	4	60
5	1990-1991	13	4	9	31
6	1992-1993	13	1	12	8
7	1993-1994	14	3	11	21
8	1994-1995	11	3	8	27
9	1996-1997	20	13	7	65
10	1997-1998	11	0	11	0
11	1998-1999	25	4	21	16
12	1999-2000	20	1	19	5
13	2000-2001	18	0	18	0
14	2001-2002	24	12	12	50
15	2003-2004	15	1	14	7
16	2006-2007	11	8	3	73
17	2009-2010	20	14	6	70
18	2010-2011	18	10	8	56
19	2011-2012	16	12	4	75
20	2012-2013	23	16	7	70
21	2013-2014	16	10	6	62
Total		354	146	208	41

The compliance with the PAC directives in Excise, Taxation & Narcotics Control Department for the years 1986-87, 1988-89, 1989-90, 1996-97, 2006-07, 2011-12, 2012-13 & 2013-14 is satisfactory. However, the compliance for the years 1992-93, 1997-98, 2000-01 and 2003-04 is comparatively low.

AUDIT PARAS

Non-production of record

1.4.1 Non-production of auditable record

According to Section 12 of the Auditor General, (Functions, Powers and Terms and Conditions of Service) Ordinance, 2001, read with Section 14 of the said Ordinance, the Auditor General shall audit all receipts which are payable into the Consolidated Fund or Public Account of the Federal Government and of each Province and of the accounts of each District. Accordingly, the officer in-charge of any office or department are duty bound to provide record for audit inspection and comply with requests for information in as complete a form as possible and with all reasonable expedition. In case of creating hindrance in the auditorial functions of the Auditor General, disciplinary action shall be initiated.

In violation of above provisions, following two Excise & Taxation Offices did not produce the record of property tax for audit scrutiny:

Sr. No	Name of formation	PDP No	Period	Nature of record
1.	Zone-III, Professional tax Faisalabad	23757	2018-19	Property tax
2.	Zone-II, Multan	24141	2018-19	Property Tax

Audit is of the view that non-production of record by the aforementioned offices created hindrance in auditorial functions and did not allow audit to perform its statutory duty.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October, 2019, but no convincing reply was offered.

DAC, during its meeting held in January 2020, directed the department to produce the record at the earliest.

Audit stresses that matter be inquired, responsibility for non-production of record be fixed and record be produced to audit.

Irregularities

1.4.2 Non/short realization of arrears of property tax- Rs.149.271 million

Section 16 (2) of the Punjab Urban Immovable Property Tax Act, 1958 states that any sum on account of the tax levied or penalty imposed under this Act remaining un-recovered without sufficient cause to the satisfaction of the Collector shall be recoverable as arrears of land revenue. Further, as per Section 12 of the Act *ibid* a late payment surcharge @ 1% of the gross payable tax shall stand imposed on the 1st day of every month of delay if the tax payable for any year is not paid by 30th September of the said year.

During audit of Excise, Taxation & Narcotics Control Department, it was noticed that 21 Excise & Taxation Offices did not recover the outstanding government revenue causing accumulation of arrears of property tax amounting to Rs.202,120,354 against 4377 cases till 30.06.2019.

Audit is of the view that ineffective recovery mechanism and weak management controls resulted in non/short recovery of arrears of property tax.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.149,270,953 after verification of Rs.52,849,401.

The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that the department needs to take effective steps to recover the arrears of property tax along with late payment surcharge at the earliest.

[PDPs in Annex-2]

1.4.3 Non-realization of 15% provincial government share of property tax - Rs. 132.598 million

According to Para 3 (3) of the Presidential Order No. 13 of 1979 dated 22nd August 1979, 15 per cent share of net proceeds of house tax collected by a Cantonment Board within its limits is payable to the Provincial Government concerned.

During audit of Excise & Taxation Officer Zone-II, Rawalpindi for the period 2018-19, it was noticed that Provincial Government's share of house tax from Cantonment Board was not realized.

Audit is of the view that inaction on the part of management resulted in non-recovery of Provincial Government's share of property tax to the tune of Rs. 132,598,000.

The matter was reported to the respective formation as well as to the Principal Accounting Officer during 2019, but no reply was offered.

DAC, in its meeting held in January 2020 directed the department to recover the amount at the earliest.

Audit recommends that department needs to take effective steps for timely recovery of 15% share of provincial government besides strengthening of internal controls and recovery mechanism.

[PDP No. 24176]

1.4.4 Non-recovery of property tax from state owned organizations- Rs. 142.803 million

Section 3(2) of the Punjab Urban Immovable Property Tax Act, 1958 states that subject to the provisions of sub section (3) & (4) there shall be levied, charged and paid a tax on the annual rental value of buildings and lands.

During audit of the Excise, Taxation & Narcotics Control Department for the period 2018-19, it was noticed that though the annual rental value was assessed and entered in the tax demand and receipt register by the 17 Excise & Taxation Offices, but demand notices were not issued to 107 properties of autonomous bodies.

Audit is of the view that oversight on the part of management resulted in non-recovery of property tax to the tune of Rs. 143,573,460.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in January 2020, reduced the para to Rs.142,803,499 after verification of Rs. 769,961. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that the department needs to take effective steps to recover the property tax.

[PDPs in Annex-3]

1.4.5 Non-updating of Motor Vehicle Tax as payment through post office- Rs. 95.66 million

According to section 3 of the Motor Vehicle Taxation Act, 1958, read with section 34 & 35 of the Motor Vehicle Ordinance, 1965, Motor

Vehicles Tax (Token Tax) is payable by the owners of the motor vehicles on annual/quarterly basis. The unpaid amount of tax is recoverable as arrears of Land Revenue under section 11 of the Act *ibid*. Besides, the registration of defaulted vehicle is also liable to suspension/cancellation under section 34 & 35 of the Ordinance.

During examination of the revenue record of MRA (Non- Tie up), Lahore for the period 2018-19, it was observed that in 1350 cases, token tax payment receipts (through postal) were not found attached with the original files. Audit is of the view that motor vehicle tax was either not paid by the owners of the vehicles or not updated properly by the department.

This resulted into non-realization of motor vehicle tax from the owners of the vehicles amounting to Rs.101,522,059 indicating weak financial and internal controls of the department.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019, but no cogent reply was offered.

DAC, in its meetings held in January 2020, reduced the para to Rs.95,656,854 after verification of Rs.5,865,205. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that an inquiry committee may be constituted to probe the matter and ascertain the factual position to avoid recurrence of the same.

[PDP No. 24023]

1.4.6 Non-realization of luxury house tax – Rs. 68.930 million

According to Punjab Finance Act 2014, the Government of the Punjab has levied luxury house tax w.e.f. 01.07.2014 on residential houses having area of two *kanals* or above with covered area more than six

thousand square feet, at prescribed rate in first schedule. The tax is for one time only and shall be payable in lump sum or in four equal installments.

During audit of Excise, Taxation & Narcotics Control Department, it was noticed that 11 Excise & Taxation Offices did not recover luxury house tax in 207 cases during 2018-19.

Audit is of the view that laxity in collecting luxury house tax by the management deprived public exchequer of revenue to the tune of Rs. 94,885,000.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.68,930,000 after verification of Rs. 25,955,000. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that the department needs to take effective steps for timely recovery of luxury house tax.

[PDPs in Annex-4]

1.4.7 Non-realization of property tax due to inadmissible exemptions-Rs.48.872 million

Under section 4 (d)&(f) of the Punjab Urban Immovable Property Tax Act, 1958 read with rule 24, the buildings and lands or portions thereof used exclusively for public worship or public charity are exempted from payment of property tax. Such institutions shall maintain regular accounts of income & expenditure. The institutions qualifying for such exemptions shall get a certificate in form PT-17 issued by the Director, Excise & Taxation.

During audit of Excise, Taxation & Narcotics Control Department, it was observed that 13 Excise & Taxation Offices allowed exemptions in 71 cases without fulfilling the requisite formalities.

Audit is of the view that the irregular issuance of exemptions by management resulted in non-realization of government revenue to the tune of Rs.59,404,913 up to 2018-19.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs. 48,872,055 after verification of Rs. 10,532,858. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that the management needs to justify the exemptions or effect recovery of government dues.

[PDPs in Annex-5]

1.4.8 Short-assessment of property tax -Rs.43.006 million

According to Section 5 of the Punjab Urban Immoveable Property Tax Act, 1958, the annual value of any land or building shall be ascertained by estimating the gross annual rental value at which such land or building that may be let for use or enjoyment with such building might reasonably be expected to be let from year to year, less an allowance of ten per cent for the cost of repairs and for all other expenses necessary to maintain such building in a state to command such gross annual rent. Further under section 5-A of the Act, the annual value may be determined on the basis of such valuation tables and for such localities as may be notified or under the authority of the Government.

During audit of the Excise, Taxation & Narcotics Control Department, it was noticed that 15 Excise & Taxation Offices did not fully realize the property tax due to less assessment of the value of 216 property units during the period 2018-19.

Audit is of the view that negligence on part of management resulted in short assessment of property tax due to under valuation of property units amounting to Rs. 44,665,190.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.43,005,797 after verification of Rs. 1,659,393. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends to make necessary correction in the record and recovery of government dues without further delay

[PDPs in Annex-6]

1.4.9 Non-realization of token tax (MVT) from motor vehicle owners-Rs. 24.587 million

Section 3 of the Motor Vehicles Taxation Act, 1958 states that a tax shall be levied on every commercial motor vehicle at the rate specified in the schedule to this Act. Under Section 34 and 35 of the Motor Vehicle Ordinance, 1965, a registering authority can also suspend/cancel the registration of a defaulting motor vehicle. Further, in case of default, penalty under Section 9 of the Act is also levied. Unpaid amount along with penalty is recoverable as arrears of land revenue under Section 11 of the Act *ibid*.

During audit of the Excise, Taxation & Narcotics Control Department for the financial years 2018-19, it was noticed that 9 Motor Registration Authorities did not recover token tax in 4542 cases.

Audit is of the view that lack of effective enforcement of relative provisions of the Act deprived the public exchequer of motor vehicle tax to the tune of Rs. 33,692,073.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.24,586,681 after verification of Rs. 9,105,339. The Committee directed the department to recover the balance amount at the earliest.

Audit stresses upon the need to recover the outstanding government dues at the earliest besides strengthening of internal controls.

[PDPs in Annex-7]

1.4.10 Non-realization of income tax on commercial vehicles - Rs. 15.097 million

According to Section 234-1A, 2 & 3 of the Income Tax Ordinance, 2001 and Finance Act, 2008, income tax is levied and collected from the owners of commercial vehicles (having capacity of 800-cc and above) at the rates specified in Division III of the First Schedule.

During audit of the Excise, Taxation & Narcotics Control Department, it was noticed that eight Excise & Taxation Offices did not recover income tax from the owners of 2211 commercial vehicles.

Audit is of the view that inaction on part of Excise & Taxation Department resulted in non-recovery of income tax to the tune of Rs. 23,722,031 up to 2018-19.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.15,096,626 after verification of Rs. 8,625,405. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that the department needs to fix responsibility and take effective steps to recover the income tax from the defaulters.

[PDPs in Annex-8]

1.4.11 Irregular/excess exemptions granted to widows for property tax - Rs. 9.431 million

Section 4(g) of the Urban Immoveable Property Tax Act, 1958 states that the buildings and lands, the annual rental value of which does not exceed rupees 243,000 belonging to a widow, a disabled person or a minor orphan are exempted from payment of property tax.

a) During audit of the Excise, Taxation & Narcotics Control Department for the period 2018-19, it was noticed that 10 Excise & Taxation Offices allowed exemptions to widows in 557 cases without obtaining requisite documents in the absence of which Audit was not in a position to authenticate the exemption.

Audit is of the view that the above action of the management resulted in irregular exemption of property tax amounting to Rs. 7,711,589 (Annex-9).

b) Whereas the 13 Excise & Taxation Offices had allowed excess exemptions to widows than prescribed limit in 309 cases during 2018-19.

This inaction on the part of Excise & Taxation Department resulted in non-recovery of property tax amounting to Rs.9,950,481 (Annex-10).

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.9,430,828 after verification of Rs.8,231,241. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends fixing the responsibility for non-obtaining the requisite documents and for allowing exemption beyond permissible limit.

1.4.12 Non-realization of property tax on account of undue exemptions-Rs. 8.543 million

Under section 4 (d)&(f) of the Punjab Urban Immovable Property Tax Act, 1958 read with rule 24, the buildings and lands or portions thereof used exclusively for public worship or public charity are exempted from payment of property tax.

During audit of Excise, Taxation & Narcotics Control Department, it was observed that 7 Excise & Taxation Offices had allowed undue exemption in 66 cases, by wrong classification of property i.e. regular property unit classified as religious, trust, graveyard etc. property.

Audit is of the view that the wrong exemptions given by management resulted in non-realization of government revenue to the tune of Rs.14,954,812 up to 2018-19 as detail below:

(Amount in Rupees)

S #	ETO	PDP	No of Cases	Amount Pointed Out	Amount Verified	Balance
1	Zone V, Lahore	23450	7	6,069,996	5,386,499	683,497
2	Zone-IX, Lahore	23510	1	53,120	0	53,120
3	Gujrat	23675	10	1,186,385	398,334	788,051
4	Faisalabad (I + II)	23966	4	1,373,080	0	1,373,080
5	Zone X, Lahore	24009	28	5,239,068	0	5,239,068
6	Bahawalpur	24104	6	545,685	455,702	89,983
7	Multan-1	24207	10	487,478	171,608	315,870
Total			66	14,954,812	6,412,143	8,542,669

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.8,542,669 after verification of Rs. 6,412,143. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends fixing the responsibility for allowing exemption besides recovery of government dues without any further delay.

1.4.13 Short realization of property tax due to change in status of customized school-Rs. 12.342 million

As per S. No. 16 of Annexure-A of the Assessment of Special Properties (Revised) Rules read with clarification made vide minutes of meeting held on 5.6.2012 circulated vide Letter No. SO TAX(E&T)1-11/2004 (Vol-I) dated 20.6.2012, the assessment of the value of property

built and used as commercial properties (including offices and customized educational institutions buildings) shall be calculated on commercial rates of the localities self or rented as the case may be.

During audit of the Excise, Taxation & Narcotics Control Department, it was noticed that 9 Excise & Taxation Offices had assessed the Gross Annual Rental Value (GARV) of 48 educational institutions less than that of actual assessable by treating the customized educational institution as non-customized.

Audit is of the view that the negligence on part of management resulted in short assessment of property tax due to treating the customized educational institution as non-customized amounting to Rs. 13,385,716 during the year 2018-19.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.12,341,552 after verification of Rs. 1,044,164. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends to make necessary correction in the record and take immediate steps for recovery of government dues.

[PDPs in Annex-11]

1.4.14 Non-realization of property tax due to non-enforcement of orders passed under section 9-(C) – Rs. 8.306 million

According to section 9-C of the Punjab Urban Immovable Property Tax Rules, 1958, any change in the assessment during the currency of

survey is to take effect prospectively from 1st July or 1st January as the case may be.

During audit of Excise, Taxation & Narcotics Control Department, it was noticed that in violation of above provision of law, 14 Excise & Taxation Offices had not given effect of orders passed by the assessing authority in 426 cases.

Audit is of the view that the above action of management resulted in non-realization of government revenue to the tune of Rs.10,670,646.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.8,305,544 after verification of Rs. 2,365,302. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that the department should strengthen its internal controls, fix the responsibility and effect recovery.

[PDPs in Annex-12]

1.4.15 Short-realization of property tax due to wrong assessment of Hotel's-Rs.10.046 million

According to Government of the Punjab Letter No. SO TAX(E&T)3-38/91/P-I dated 13th October, 2001, the assessable value of property units falling in a rating area will be ascertain in the light of instructions and consideration of rates of each categories specified in the Valuation Table enclosed with the letter. In the light of these instructions, in the case of (Hotel) consisting of rooms/boarding/lodging units used as residential accommodation 40% of the gross annual (365 days) rent shall be

taken as a GARV. The gross rent shall be worked out on average/normal charges received per room per day.

During audit of the Excise, Taxation & Narcotics Control Department, it was noticed that 6 Excise & Taxation Offices did not correctly realize the property tax due to less assessment of lodging of 29 Hotels to ascertain the GARV according to the laid down procedure under the law.

Audit is of the view that negligence on part of management resulted in short assessment of property tax due to under valuation of property units, amounting to Rs.10,670,646 during the period 2018-19.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, directed the department to recover the amount at the earliest.

Audit recommends to assess the hotels properly and take action of recovery of the government dues involved.

[PDPs in Annex-13]

1.4.16 Loss of revenue due to non-realization of professional tax-Rs. 4.086 million

Punjab Finance Act, 1977, read with The Punjab Finance Act, 2002, states that w.e.f. 1st July 1977 there shall be levied and collected from the persons engaged in any profession, trade or employment of different categories, professional tax at prescribed rates under second schedule to the Act.

During audit of the Excise, Taxation & Narcotics Control Department for the period 2018-19, it was noticed that 14 Excise & Taxation Offices did not recover professional tax in 3160 cases.

Audit is of the view that laxity on the part of management resulted in non-recovery of professional tax to the tune of Rs. 7,280,000.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.4,085,600 after verification of Rs. 3,195,200. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that effective steps need to be taken for prompt recovery of outstanding government dues.

[PDPs in Annex-14]

1.4.17 In-admissible exemption of Property Tax to units above 5 Marlas-Rs. 4.393 million

According to section 5 of the Urban Immoveable Property Tax Act 1958, the annual value of any land or building shall be ascertained by estimating the gross annual rent at which such land or building that may be let for use or enjoyment with such building might reasonably be expected to be let from year to year, less an allowance of ten per centum for the cost of repairs and for all other expenses necessary to maintain such building in a state to command such gross annual rent. Moreover, under section 5-A of the Act, the annual value may be determined on the basis of such valuation tables and for such localities as may be notified by or under the authority of the Government.

During audit of the Excise, Taxation & Narcotics Control Department, it was noticed that five Excise & Taxation Offices had not realized the property tax chargeable from the owners of the properties having landed area more than 151 square yards but neither tax was calculated nor the PT-10 notices were issued for recovery of property tax from the owners of 136 properties during the period 2018-19:

(Amount in Rupees)

Sr. No	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Gujrat	23678	31	757,636	361,793	395,843
2.	Sargodha	23869	39	614,115	68,730	545,385
3.	Zone-III, Rawalpindi	23925	51	4,814,975	1,681,272	3,133,703
4.	Faisalabad (I + II)	23965	11	274,032	14,325	259,707
5.	Zone-I, Rawalpindi	24163	4	58,293	0	58,293
Total			136	6,519,051	2,126,120	4,392,931

Audit is of the view that negligence on part of management resulted in non-realization of property tax due to non-issuance of PT-10 to the owners of properties amounting to Rs. 6,519,051.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.4,392,931 after verification of Rs. 2,126,120. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends to make necessary correction in the record and issue demand notices for recovery of government dues without further delay.

1.4.18 Irregular exemption to five marla houses- Rs.4.706 million

Section 4 (I) of Punjab Urban Immovable Property Tax Act 1958, states that with effect from 01.07.2004, property tax shall not be levied in case of one residential house, measuring an area up to five marlas, used for residential purpose irrespective of its annual rental value.

During audit of Excise, Taxation & Narcotics Control Department, for the period 2018-19, it was noticed that the exemptions from the payment of property tax were granted by the 15 Excise & Taxation Offices to 388 house owners having more than one five *marla* residential houses.

Audit is of the view that ineffective recovery mechanism and weak management controls resulted in irregular grant of exemption and thus loss of property tax to the tune of Rs. 6,472,548 was occurred.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs. 4,705,555 after verification of Rs. 1,766,993. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that fixing of responsibility for irregular grant of exemptions be fixed besides taking of take immediate steps for effecting recovery.

[PDPs in Annex-15]

1.4.19 Short realization of property tax due to changing of valuation category - Rs.4.998 million

According to Government of the Punjab Letter No. SO TAX(E&T)3-38/91/P-I dated 13th October, 2001, the assessable value of property units falling in a rating area will be ascertained in the light of instructions and consideration of rates of each categories specified in the Valuation Table. It is further added that the roads with 30 or more width shall be considered “Main” and roads less than 30 feet shall be considered as “Off”. However, these criteria shall not be applied in case of establishment/recognized commercial centers/clusters duly determined by the Assessing Authority and in such cases rate of “Main” shall be applied.

During audit of the Excise, Taxation & Narcotics Control Department, it was noticed that 5 Excise & Taxation Offices had short realized the property tax due to changing of valuation category status of 25 property units during the period 2018-19:

(Amount in Rupees)

Sr · N o	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Sialkot	23615	2	450,104	214,698	235,406
2.	Zone-III-Rawalpindi	23922	9	3,688,989	759,756	2,929,233
3.	D.G Khan	24035	1	520,587	0	520,587
4.	D.G Khan	24037	4	137,832	103,767	34,065
5.	Bahawalpur	24094	7	439,172	0	439,172
6.	Bahawalpur	24096	1	341,710	0	341,710
7.	Multan-1	24201	1	498,029	0	498,029
Total			25	6,076,423	1,078,221	4,998,202

Audit is of the view that the negligence on part of management resulted in short assessment of property tax amounting to Rs.6,076,423.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.4,998,202 after verification of Rs. 1,078,221. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends to make necessary correction in the record and to take immediate steps for proper assessment and recovery of government dues actual involved.

1.4.20 Short-realization of registration fee on new registration of vehicle - Rs. 6.999 million

According to S. No. 9 of the second schedule introduced through section 5 of the Finance Act 1973 as amended up to date, the registration fee under rule 42 of the Motor Vehicle Rules, 1969 shall be charged at the following rates:

9(a) Motorcycles/Scooters, Tractors and Truck/Buses/Pickups/ Rickshaws/Taxis	1% of the value of the vehicle.
(b) Others:	
Engine capacity not exceeding 1000cc	1% of the value
Exceeding 1000cc but not more than 1500cc	2% of the value
Exceeding 1500cc but not more than 2000cc	3% of the value
Exceeding 2000cc	4% of the value

During audit of Excise, Taxation & Narcotics Control Department, for the period 2018-19, it was noticed that two Motor Registration Authorities had registered 98 private types of vehicles such as Toyota Hilux

REVO/VIGO etc. having engine capacity exceeding 2000cc as commercial vehicles of category 9 (a) after charging 1% registration fee instead of other category. Audit is of the view that these types of vehicles fall in “others” category and registration fees @ 4% of value was chargeable being capacity exceeding 2000cc. Further Audit confirmed through Motor Transport Information System (MTIS) that these vehicles are running as private vehicle as no route permit was available all over Punjab till the date of audit:

(Amount in Rupees)

Sr. No	MRA	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Tie Up,Lahore	23526	7	835,955	0	835,955
2.	Tie Up,Lahore	23528	85	5,688,845	0	5,688,845
3.	Faisalabad	23775	6	474,915	0	474,915
Total			98	6,999,715	0	6,999,715

Audit is of the view that ineffective assessment mechanism and weak management internal control resulted short realization of registration fee amounting to Rs.6,999,715 in 98 cases during 2018-19.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to October 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, directed the department to recover the amount at the earliest.

Audit recommended to take effective steps to recover the amount pointed out by audit.

***1.4.21 Irregular auction of attractive numbers of vehicles -
Rs. 3.807 million***

As provided in notification vide No. SO (E & M) XIII-22/91-LP-II (P) Government of the Punjab Excise & Taxation Department dated Lahore 07th April, 2012 in order to allocate attractive registration marks in respect of motor vehicles through a transparent manner besides boosting the government revenues, an auction policy for allocation of attractive registration marks is made for strict compliance.

During audit of Excise, Taxation & Narcotics Control Department, for the period 2018-19, the following shortcoming were observed:

1. Neither auction procedure was followed nor any approval of auction of vehicles was obtained from the competent authority.
2. No status, record or files were produced to audit for left over vehicles.
3. Deposited challans of auction money were not produced.

This resulted into irregular auction of attractive numbers of vehicles amounting to Rs.3,806,550 by the Motor Registering Authority (MRA) Faisalabad during 2018-19.

The matter was reported to the respective formations as well as to the Principal Accounting Officer during September, 2019, but no cogent reply was offered.

DAC, in its meetings held in January 2020, directed the department to recover the amount at the earliest.

Audit recommended to probe the matter and the responsibility may be fixed.

[PDP No. 23774]

***1.4.22 Non/short realization of property tax on vacant plots-
Rs.1.604 million***

According to section 2(aa) of the Punjab Urban Immoveable Property Tax Act, 1958 as inserted through Finance Act, 2016, building and land include vacant plots or a parcel or portion thereof having fixed boundaries intended for specific purpose including residential, commercial or industrial use. Property tax is, however, exempted under section 4(i) of the Act on one residential house or vacant plot measuring an area not exceeding five marla, used or to be used for residential purpose.

During audit of Excise, Taxation & Narcotics Control Department, it was noticed that 12 Excise & Taxation Offices did not recover the property tax on vacant plots in 273 cases till 30.06.2018.

Audit is of the view that ineffective recovery mechanism and weak management controls resulted in non/short recovery of arrears of property tax on vacant plots to the tune of Rs. 2,994,240.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.1,603,313 after verification of Rs1,438,327. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that the department needs to take effective steps to recover the property tax on vacant plots along with late payment surcharge.

[PDPs in Annex-16]

1.4.23 Short-realization of Property Tax due to changing the status of property (commercial properties treated as residential properties) -Rs. 2.182 million

According to section 5 of the Punjab Urban Immoveable Property Tax Act, 1958, the annual value of any land or building shall be ascertained by estimating the gross annual rental value at which such land or building that may be let for use or enjoyment with such building might reasonably be expected to be let from year to year, less an allowance of ten per cent for the cost of repairs and for all other expenses necessary to maintain such building in a state to command such gross annual rent. The rates in valuation table for calculation of annual rental value are different depending upon the usage of property i.e. commercial or residential and self or rented.

During audit of the Excise, Taxation & Narcotics Control Department, it was noticed that 6 Excise & Taxation Offices had not followed the above provisions of law in feeding of data of commercial properties in the system as the status of properties was changed from commercial to residential. Resultantly, the Gross Annual Rental Value (GARV) of these properties was reduced.

Audit is of the view that negligence on the part of management resulted in short realization of property tax due to under valuation of property units amounting to Rs. 3,463,233 in 120 cases during the period 2018-19.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs. 2,182,383 after verification of Rs. 1,280,850. The

Committee directed the department to recover the balance amount at the earliest.

Audit recommends inquiry of the matter to fix responsibility along with prompt recovery of government revenue.

[PDPs in Annex-17]

1.4.24 Short-realization of property tax due to wrong remission- Rs. 2.520 million

According to section 3 of the Punjab Urban Immoveable Property Tax Act, 1958 as amended through Punjab Finance Act, 2014, property tax at the rate of 5% of the annual rental value of the property unit is required to be calculated. Moreover, the Government of Punjab through its Notification No. SO. TAX (E&T) 3-38/2014 dated 11th July, 2016 had remitted the property tax for all assesses for the financial year 2018-19 if tax liability is increased more than 80% from the financial year 2013-14.

During audit of Excise, Taxation & Narcotics Control Department, for the period 2018-19, it was noticed that the wrong remission was calculated by 6 Excise & Taxation Offices through computer system while assuming the tax liability. This resulted into short assessment/realization of property tax in 79 cases:

(Amount in Rupees)

Sr. No	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Zone-IX, Lahore	23511	3	266,610	0	266,610
2.	Sialkot	23613	8	291,860	167,115	124,745
3.	D.G Khan	24032	26	706,080	118,363	587717
4.	Bahawalpur	24091	26	638,328	0	638,328
5.	Zone-II, Multan	24140	1	587,665	84,919	502,746
6.	Multan-I	24198	15	468,605	68,005	400,600
Total			79	2,959,148	438,402	2,520,746

Audit is of the view that ineffective recovery mechanism and weak management controls resulted in wrong remission of property tax amounting to Rs.2,989,424.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.2,520,746 after verification of Rs. 438,402. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends to fix responsibility for irregular grant of remission and effecting recovery.

1.4.25 Non-assessment of professional tax- Rs. 0.758 million

According to section 3 of the Punjab Finance Act, 1977 and Second Schedule of the Act as amended through the Punjab Finance Act, 2000, professional tax at the prescribed rate is recoverable from the persons or class of persons engaged in any profession, trade, calling or employment in different categories. Furthermore, the size is determined by the paid up capital if business is limited company registered under the companies' ordinance 1984.

During audit of the Excise, Taxation & Narcotics Control Department for the period 2018-19, it was observed that the demand notices for recovery of professional tax from persons engaged in different professions were not created by the 4 Excise & Taxation Offices as a result of which 120 units were skipped from the demand register. Details are as follows:

(Amount in Rupees)

Sr. No	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Gujrat	23697	34	525,000	455,000	70,000
2.	Professional Tax Rawalpindi	23712	10	1,000,000	900,000	100,000
3.	Professional Tax Rawalpindi	23714	20	325,000	60,000	265,000
4.	Rahim Yar Khan	23722	31	110,000	0	110,000
5.	Rahim Yar Khan	23723	1	160,000	0	160,000
6.	Sargodha	23859	24	76,000	23,000	53,000
Total			120	2,196,000	1,438,000	758,000

Audit is of the view that laxity on the part of management resulted in non-recovery of professional tax amounting to Rs.2,196,000.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered by the department.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.758,000 after verification of Rs. 1,438,000. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends fixing responsibility for non-assessment of professional tax besides recovery of government dues without any further delay.

1.4.26 Non-realization of arrears prior to exemption of property tax - Rs. 0.837 million

As per section 4 (i) of the Punjab Urban Immovable Property Tax Act 1958, one residential house, measuring an area upto five marlas, used

for residential purpose, irrespective of its annual value is exempted from levy of property tax. However, prior to 01.07.2004 tax was not exempted on five marla houses. Furthermore, section 16 of the act states that if any sum due on account of property tax remains unpaid after due date, without sufficient cause to the satisfaction of the Collector, is required to be recovered as arrears of land revenue.

During audit of the Excise, Taxation & Narcotics Control Department, it was noticed that eight Excise & Taxation Offices failed to collect arrears of property tax up till 01.07.2004 in 274 five *marla* houses.

Audit is of the view that ineffective recovery mechanism and weak management controls resulted in non-recovery of arrears of property tax relating to five *marla* houses to the tune of Rs. 1,670,574.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs. 836,589 after verification of Rs. 833,985. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that responsibility for not initiating timely action be fixed besides effecting recovery of government revenue without any further delay.

[PDPs in Annex-18]

1.4.27 Non-realization of Property tax due to non-activation of tax calculation command in the system -Rs. 1.298 million

According to rules 5(a) of the Punjab Urban Immoveable Property Tax Rules, 1958, an assessing authority is required to maintain for each rating area a property tax register (Form PT-I) containing assessment of property tax of each units of property situated in that area. The particulars of taxable property are transferred from PT-I register to tax demand & receipts register (PT-8) maintained under Rule 15(1) for making assessment of property tax and recovery by issuing demand notice.

During audit of the Excise, Taxation & Narcotics Control Department, it was noticed that the payment of property tax of 20 property units was abandoned (discontinued), due to non-activation of “tax calculation command” in the system by four Excise & Taxation Offices during the period 2018-19:

(Amount in Rupees)

S #	ETO	PDP	No of Cases	Amount Pointed Out	Amount Verified	Balance
1	Zone V, Lahore	23451	5	1,034,470	205,158	829,312
2	Sialkot	23616	4	101,850	32,400	69,450
3	Zone X, Lahore	24014	9	560,923	218,340	342,583
4	Bahawalpur	24105	2	56,700	0	56,700
Total			20	1,753,943	455,898	1,298,045

Audit is of the view that negligence on part of management resulted in short assessment of property tax due to under valuation of property units amounting to Rs. 1,753,943.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to December 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.1,298,045 after verification of Rs. 455,898. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends to make necessary changes in the system besides effective recovery of government dues without further delay.

1.4.28 Short-realization of property tax due to incorrect rate- Rs. 0.824 million

Section 3(2) of the Punjab Urban Immovable Property Tax Act, 1958 states that subject to the provisions of Sub Sections (3) & (4) there shall be levied, charged and paid a tax on the annual value of buildings and lands in a rating area at the specified rate of such annual value.

During audit of Excise, Taxation & Narcotics Control Department for the period 2018-19, it was noticed that property tax was short assessed due to application of incorrect rate of property tax by 3 Excise & Taxation Offices in 10 cases.

Audit is of the view that inefficiency on part of the officials/ officers resulted in short recovery of property tax to the tune of Rs 1,465,177, as detailed below:

(Amount in Rupees)

S #	ETO	PDP	No of Cases	Amount Pointed Out	Amount Verified	Balance
1	Zone-VII, Lahore	23473	2	238,410	19,414	218,996
2	Zone-IX, Lahore	23507	7	974,110	621,764	352,346
3	D.G Khan	24036	1	252,657	0	252,657
Total			10	1,465,177	641,178	823,999

The matter was reported to the respective formations as well as to the Principal Accounting Officer from July to October 2019, but no cogent reply was offered.

DAC, in its meetings held in January 2020, reduced the para to Rs.823,999 after verification of Rs. 641,178. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that necessary steps need to be taken for recovery of Government dues besides fixing responsibility for the negligence.

1.4.29 Non-realization of property tax from owners of 5 marla houses falling in A-Category area – Rs 1.053 million

According to the amendment in section 4 (i) of The Punjab Urban Immovable Property Tax Act, 1958 through the Punjab Finance Act, 2013 the government of the Punjab effecting from 1st July, 2013, levy property tax on 5 marla houses situated in a part of a rating area which is category A area and its annual GARV is more than rupees five thousand.

During audit of Excise, Taxation & Narcotics Control Department, it was noticed that Excise & Taxation Office Zone III, Rawalpindi did not recover the outstanding government revenue causing accumulation of arrears of property tax from the owners of five marla houses falling in A-category locality against 92 cases.

Audit is of the view that ineffective recovery mechanism and weak management controls resulted in non/short recovery of arrears of property tax amounting to Rs.1,228,041 during 2018-19.

The matter was reported to the respective formations as well as to the Principal Accounting Officer during October 2019, but no cogent reply was offered.

DAC, in its meetings held in January 2020, reduced the para to Rs.1,053,149 after verification of Rs. 174,892. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that the department needs to take effective steps to recover the arrears of property tax along with late payment surcharge.

[PDP No. 23928]

1.4.30 Non-realization of advance tax of Rs.1.0 million from the owners of vehicles at the time of registration

Section 231B of the Income Tax Ordinance, 2001 states that every motor vehicle registering authority of Excise and Taxation Department shall collect advance tax at the time of registration of a new locally manufactured motor vehicle, at the rates specified in Division VII of Part IV of the First Schedule. While in accordance to section 234 of the Act, any person collecting motor vehicles tax shall also collect advance tax at the specified rate.

During audit of Excise, Taxation & Narcotics Control Department, for the period 2018-19, it was noticed that the Motor Registration Authority (MRA), Lahore had registered vehicles as commercial vehicles but did not charged advance tax recoverable under the law. It is pointed out that the MRA had registered private double cabin luxury vehicles as commercial vehicles without having route permits of the said vehicles as confirmed through Motor Transport Information System (MTIS). This depicts that,

there by, the owners of these vehicles are running as private vehicles because no route permits have been issued.

Audit is of the view that the MRA had registered the private type of vehicles as commercial vehicles to avoid the tax which resulted in non-recovery of advance tax amounting to Rs.1,000,000.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in August 2019, but no cogent reply was offered.

DAC, in its meetings held in December, 2019, no progress was reported by the department. The Committee directed the department to recover the amount.

Audit recommends that effective steps are required to be taken to recover the government dues at the earliest.

[PDP No. 23527]

1.4.31 Non/short realization of luxury tax from new registered imported vehicle – 0.7 million

According to section 10 of the Punjab Finance Act 2016, a one-time luxury tax on the imported motor cars registered after 30 June 2016 as mentioned in column 2 of the Table shall be levied at the rate mentioned in column 3 thereof:

Sr. No.	Category of imported motor car	Rate of Tax
(a)	Motor car with engine capacity exceeding 1300cc but not exceeding 1500cc.	Rs. 70,000
(b)	Motor car with engine capacity exceeding 1500cc but not exceeding 2000 cc.	Rs. 150,000
(c)	Motor car with engine capacity exceeding 2000cc but not exceeding 2500 cc.	Rs. 200,000
(d)	Car with engine capacity exceeding 2500cc	Rs. 300,000

During audit of Excise, Taxation & Narcotics Control Department, for the period 2018-19, it was noticed that the Motor Registration Authority, (Tie Up), Lahore had registered three Toyota Hilux Vigo/Surf having engine capacity of more than 2500cc but luxury tax was either not realized at the time of registration or realized less than that of actual payable. Audit is of the view that these kinds of vehicles are normally not use for commercial purpose but are acquired for private use, therefore, the tax was recoverable at the time of registration.

This resulted into non realization of luxury tax amounting to Rs.700,000 in three cases.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in August 2019, but no cogent reply was offered.

DAC, in its meetings held in December, 2019, no progress was reported by the department. The Committee directed the department to recover the amount.

Audit recommends that effective steps are required to recover the government dues involved.

[PDP No. 23525]

Value for Money

1.4.32 concealment of arrears- Rs.368.200 million

Performance of a revenue generating and collection agency is judged on the basis of targets achieved in the relevant year. The recovery from assesses with the details must be available in the office. The collection of revenue is based on factual estimates prepared by the authorities on the basis of previous record.

During audit for the period 2018-19, it was noticed that the as per Recovery Statement of ETO-III, Faisalabad for the month of June, 2019, a target/net demand of collection of property tax of Rs.800.388 million (530.252+270.136) was shown fixed for the year 2018-19 which includes an arrear of property tax of Rs.270.136 million of previous years. During examination of the revenue accounts of the formation for the year 2018-19, it was, however, observed that there are lying a huge amount of arrear of property tax in the systems i.e. an arrear of property tax of Rs.638.335 million is lying outstanding only against the property units having arrear above Rs.40,000 as per Urban Immoveable Property Tax (UIPT) computerized system as against the arrear of property tax of Rs.270.136 million included in annual target of the formation.

Audit is of the view that the arrear taken in fixing target/net demand of the formation is much less than that of the amount of arrear of property tax lying outstanding in the system. Resultantly the annual target was fixed on the lower side.

This resulted in manipulation of target of arrears of property tax in recovery statements to the extent of Rs.368.200 million (638.335-270.135) during the year 2018-19.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in September 2019, but no cogent reply was offered.

DAC, in its meeting held in January 2020, directed the department to justify the position.

Audit recommended to either justify the position regarding non-inclusion of full amount of arrears in the annual target or probe the matter for fixing the responsibility on setting the target on lower side and deferring the recovery of arrears.

[PDP No. 23748]

1.4.33 Non issuance of Registration number plates and smart card with in stipulated time

Under section 23, 25(4) and 30 (1) of Motor Vehicles ordinance, 1965 motor vehicles not to be driven without registration. Further a person shall not drive a motor vehicle and the owner shall not cause a vehicle to be driven unless the vehicle is registered and the license number plates are displayed on the motor vehicle in the prescribed manner and if the license number plates have not been issued, the registration mark is displayed on the motor vehicle in the prescribed manner.

During audit of the Excise, Taxation & Narcotics Control Department for the financial years 2018-19, it was observed that in Motor Registration Authority (Non-Tie Up), Lahore, the following types of shortcomings were observed:

1. A large number of Motor cycles/Rakshaw and other kinds of vehicles had been registered but Registration books/smart cards as well as number plates to the owners of vehicles were not delivered despite lapse of a considerable period.

2. Citizens facing difficulties in getting new number plates as Punjab faces a severe backlog of over 1,800,000 Computerized Number Plates and registration cards for vehicles
3. More than 300,000 applications for registration and number plates were pending with department for processing.

Audit is of the view that ineffective governance and weak internal controls caused difficulties for visitors/assesses.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019, but no cogent reply was offered.

DAC, in its meetings held in January 2020, directed the department to take immediate steps for delivery of number plates at the earliest.

Audit recommends that effective steps are required to be taken for controlling the pending situation.

[PDP No. 24029]

CHAPTER 2

BOARD OF REVENUE

2.1 Introduction

A)

The Board of Revenue is the successor of the office of the Financial Commissioner. It was originally constituted under the provisions of West Pakistan Board of Revenue Act, 1957, which on dissolution of One Unit in 1970 became the Board of Revenue, Punjab.

The Board is the controlling authority in all matters connected with the administration of land, collection of government dues including land taxes, land revenue, preparation of land records and other related matters. The Senior Member Board of Revenue is incharge of the Board.

The Board is the custodian of the rights of the land holders and is the highest revenue court in the province with Appellate/Provisional jurisdiction against orders of subordinate Revenue Officers/Courts including Commissioners and Collectors.

It consists of the following departments/functional units:

a) Revenue Department

Functions of the Revenue department are listed below:

- i Supervises revenue work in the province.
- ii Member (Revenue) is the highest court of appeal and revision in revenue cases in the province.
- iii Responsible for recovery of government dues including Agricultural Income Tax, Land Revenue, Water Rate, Usher, Mutation Fees, Stamp Duty, Registration Fee etc.
- iv Frames Laws/Rules/Policies relating to the revenue matters.

b) *Colonies Department*

Functions of the Colonies department are:

- i Administration and management of State Land.
- ii Disposal of State Land through sale, lease and exchange.
- iii Transfer of State Land to provincial government departments free of cost for public purposes.

c) *Consolidation Department*

Functions of the Consolidation department are listed below:-

- i To consolidate scattered holdings of landowners in compact blocks to make land-use more productive and meaningful.
- ii To prepare an up-dated record of right holders for use by the Revenue Department/right holders.
- iii To eject illegal/un-authorized occupants of state land.

Other functional units are:-

- Administration Wing.
- Research & Gazetteer Cell.
- Directorate of Land Records.
- Settlement & Rehabilitation Wing.
- Punjab Land Commission (Statutory Agency).

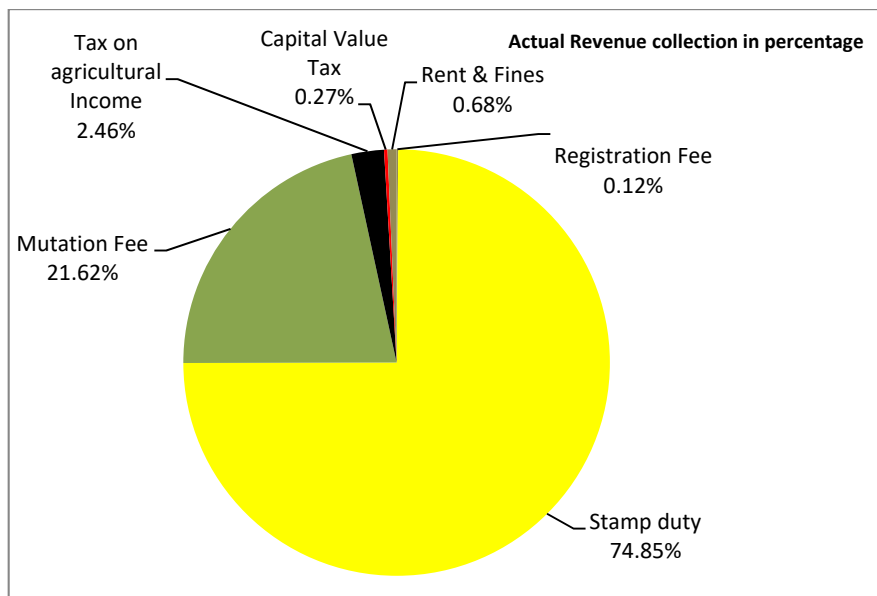
d) Punjab Land Record Authority

Functions of the Punjab Land Record Authority (PLRA) are:-

- i) To supervise revenue work in the province through Assistant Directors Land Records at Computerized Arazi Record Centers in all Tehsiles of the province of Punjab.

B) Comments on Budgeted Receipts (Variance Analysis)

During the Financial Year 2018-19, the Board of Revenue, Government of Punjab, collected an amount of Rs. 64.90 billion against the revised estimates of Rs. 61.90 billion. The distribution of receipts collected by the Department under different heads is shown in percentage terms in the chart given below:



From the chart it is clear that in Financial Year 2018-19, the major portion of Rs.61.69 billion (97%) of receipts collected by the Board of Revenue came from two heads viz. Stamp duty and Mutation fee.

A comparison of budget estimates, revised estimates and actual receipts for the Year 2018-19 is tabulated below. The variation between the revised estimates and actual receipts is illustrated both in absolute and percentage terms:

Rs. in million)

Variance Analysis for Board of Revenue 2018-19							
S #	Category	Head of Account	Budgeted Estimates	Revised Estimates	Actual receipts as per Financial Statement	Variation (+)excess/ (-) less Col.-6-5	Percentage of Variation
1	2	3	4	5	6	7	8
1	Registration Fee	B01311	150.52	96.83	77.31	-19.52	-20%
2	Stamp duty	B02701	46,150.25	44,804.64	47,862.06	3,057.42	7%
3	Mutation fee	B01417	16,105.30	15,775.34	13,824.23	- 1,951.11	-12%
		B01418					
4	Tax on agricultural Income	B01173	1,650.00	1,100.00	1,573.70	473.70	43%
5	Capital Value Tax	B01701 To 1709 & 1770	-	125.94	172.03	46.09	37%
6	Rent & Fines	B1406 to B1409	520.47	288.65	435.52	146.87	51%
Total			64,576.54	62,191.4	63,944.85	1,753.45	2.82%

The above figures highlights that the overall actual receipts of Board of Revenue were 2.82 percent more than the revised estimates of the receipts. The department has not achieved the targets of revenue collection in two heads i.e. registration fee and Mutation fee.

The receipt targets during the year were reduced from Rs. 64.58 billion to Rs. 62.19 billion, showing a decrease of 3.70 percent of original budget estimate. Thus, the receipt targets of the department were reduced during the financial year which shows deficiency in fiscal planning. This issue needs to be looked into by the provincial tax/duties collecting agencies.

The management needs to analyze the causes of the shortfalls depicted in the above graph and take appropriate steps to improve the revenue collection.

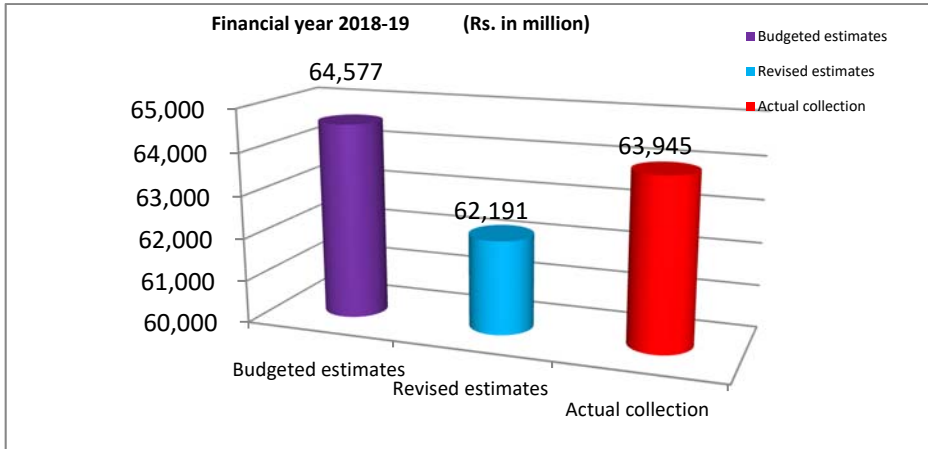
The Board of Revenue has just able to achieve its revenue targets during the financial year 2018-19. Comparison of receipts targets and actual receipts for the financial year 2017-18 and 2018-19 is given below in the table:

(Rs. in million)

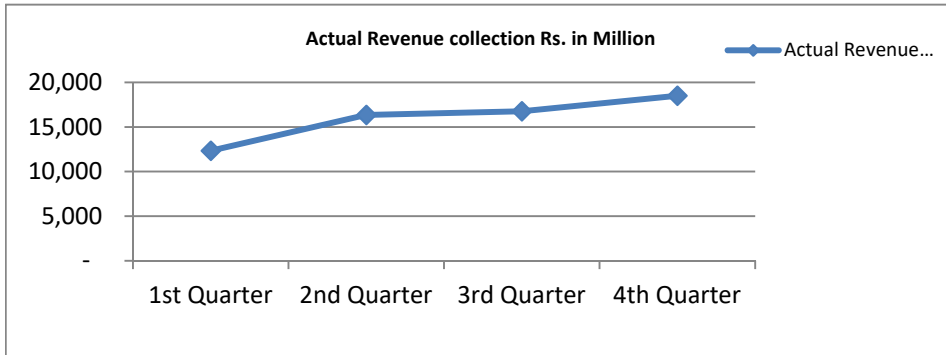
Year	Budgeted Estimates	Revised Estimates	Actual receipts as per Financial Statement
2017-18	54,129	52,892	55,353
2018-19	64,577	62,191	63,945

The above figures show that actual receipts in 2018-19 were more than the previous year i.e. 2017-18. However, the revised estimates in 2017-18 were only 2.29 percent less than original estimates whereas in 2018-19 revised estimates were 3.70 percent less than the original estimates.

The comparison of budgeted revenue estimates, revise revenue estimates and actual collection of department for the financial year 2018-19 also in the following graph



The quarterly tax revenue collection during the financial year 2018-19 was as under:



The above line chart shows an incremental upward trend of revenue collected by the department on a quarterly basis.

Audit profile of Board of Revenue Punjab

(Rs. in million)

Sr. No	Description	Total No	Audited	Expenditure audited FY 2018-19	Revenue/Receipts financial year 2018-19
1	Formations	784	57		20,864
2	Assignment Accounts SDAs	-	-	-	-
3	Authorities/Autonomous Bodies etc Under the PAO	1	-	-	-
4	Foreign Aided Projects (FAP)	-	-	-	-

2.2 Classified Summary of Audit Observations

Audit observations amounting to Rs. 115,984 million were raised in this report during the current audit of Board of Revenue Department. This amount also includes recoveries of Rs.17,592 million as pointed by audit. Summary of the audit observations classified by nature is as under:

Overview of Audit observations

(Rs. in million)

Sr. No	Classification	Amount
1	Non production of record (10 cases)	0
2	Reported cases of fraud, embezzlement, and misappropriation	0
3	Irregularities (Non/short realization of Govt. revenue)	17,592.096
4	Value for money and service delivery issues	115,984
5	Others,	0

2.3 Brief Comments on the Status of Compliance with PAC Directives

The status of compliance with PAC Directives, for reports discussed so far, is given below:

Sr. No	Audit Report Year	Total Paras	Compliance received	Compliance not received	Percentage of compliance
1	1992-1993	20	6	14	30
2	1994-1995	20	10	10	50
3	1996-1997	28	5	23	18
4	1997-1998	8	0	8	0
5	1998-1999	14	0	14	0
6	1999-2000	12	0	12	0
7	2000-2001	12	2	10	17
8	2001-2002	15	0	15	0
9	2003-2004	17	0	17	0
10	2006-2007	17	2	15	12
11	2009-2010	18	7	11	39
12	2010-2011	13	9	4	69
13	2012-2013	22	3	19	14
Total		216	44	172	20

The compliance with PAC Directives by the Board of Revenue needs to be improved.

2.4 AUDIT PARAS

Non-Production of Record

2.4.1 Non-production of auditable record

According to Section 12 of the Auditor General, (Functions, Powers and Terms and Conditions of Service) Ordinance, 2001, read with Section 14 of the said Ordinance, the Auditor General shall audit all receipts which are payable into the Consolidated Fund or Public Account of the Federal Government and of each Province and of the accounts of each District. Accordingly, the officer in-charge of any office or department are duty bound to provide record for audit inspection and comply with requests for information in as complete a form as possible and with all reasonable expedition. In case of creating hindrance in the auditorial functions of the Auditor General, disciplinary action shall be initiated.

In violation of above provisions, Seven Revenue Offices did not produce the record of mutation fee and stamp duty etc for audit scrutiny:

Sr. No	Name of Formation	PDP No
1.	General Assistant Colonies, Khanewal	24290
2.	General Assistant Colonies, Khanewal	24326
3.	General Assistant Colonies, Bahawalpur	24071
4.	Tehsildar, Jhang	24230
5.	Tehsildar, Sargodha	23949
6.	Tehsildar, Sargodha	23950
7.	Tehsildar, Vehari	23644
8.	Tehsildar, Vehari	23645
9.	Sub Registrar (City), Rawalpindi	23844
10.	Sub Registrar urban-I, Faisalabad	23632

Audit is of the view that non-production of record by the aforementioned officers created hindrance in auditorial functions and did not allow audit to perform its statutory duty.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from February to November 2019, but no cogent reply was offered.

DAC, in its meetings held in November 2019 and January 2020, directed the department to produce the record at the earliest.

Audit stresses that matter be inquired and responsibility for non-production of record be fixed under Section 14 of Ordinance *ibid* besides issuance of necessary instructions to the field offices for facilitating the production of record.

Irregularities

2.4.2 Non/short-recovery of tawan of abiana - Rs.22.385 million

Section 45 of The Canal and Drainage Act, 1873 states that any sum which remains unpaid after the day on which it becomes due, shall be recoverable by the Collector from the person liable for the same as if it were arrears of land revenue.

During audit of Revenue Department, it was noticed that five Revenue Offices in 164 cases did not make concrete efforts to recover *tawan* of *Abiana* pertaining to crops of *rabi* and *kharif*.

Audit is of the view that laxity on the part of management and ineffective recovery mechanism resulted in non/short recovery of government revenue amounting to Rs. 22,512,841, details as under:

(Amount in Rupees)

Sr. No	Tehsildar	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Jhang	24231	22	10,309,516	0	10,309,516
2.	Saddar Multan	24212	17	1,060,368	0	1,060,368
3.	Rahim Yar Khan	23661	42	9,942,359	0	9,942,359
4.	Saddar Faisalabad	23879	75	852,118	116,001	736,117
5.	Cantt LHR	23439	8	348,480	11,355	337,125
Total			164	22,512,841	127,356	22,385,485

The matter was reported to the respective formations as well as to the Principal Accounting Officer from February to November 2019, but no cogent reply was offered.

DAC, in its meetings held in November 2019 and January 2020, reduced the para to Rs. 22,385,485 after verification of recovery/settlement of Rs.127,356. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that timely collection of assessed amount of *tawan* of *abiana* from the defaulters be ensured and an effective mechanism for recovery be enforced.

2.4.3 Non- realization of withholding tax on purchase/transfer of immovable property -Rs.115.582 million

According to Section 236-K of the Income Tax Ordinance, 2001 as amended by Federal Finance Act, 2016, every person responsible for registering or attesting transfer of immovable property of value exceeding Rs. 4 million, shall at the time of registering or attesting the transfer, collect from the purchaser, withholding tax at the rate of 2% from filer and 4% from non-filer of the gross value of immovable property.

(a) During audit it was noticed that 32 Registering Authorities had either charged/levied less withholding tax from purchaser or did not levy the tax at all in 176 cases, for the period up to 2018-19.

Audit is of the view that weak supervisory and management controls resulted in non/short realization of government revenue amounting to Rs.71,589,108 (Annex-19).

(b) During audit of Revenue Department, it was also noticed that contrary to above provision of law, four Revenue Offices attested 21 cases of oral mutation of immovable properties falling under urban area either by charging less withholding tax from purchaser or not levying the tax at all.

Audit is of the view that negligence on the part of management resulted in non/short assessment and realization of government revenue amounting to Rs. 5,961,379 as detailed bellow:

(Amount in Rupees)

Sr. No	Tehsildar	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Jhang	24233	10	2,541,306	0	2,541,306
2.	Sargodha	23952	2	1,649,000	0	1,649,000
3.	Saddar Multan	24215	2	493,000	0	493,000
4.	Rahim Yar Khan	23666	2	386,710	166,000	220,710
5.	Saddar Multan	24221	5	891,363	722,120	169,243
Total			21	5,961,379	888,120	5,073,259

(c) Similarly, contrary to above provision of law, 20 Revenue Offices attested 298 cases of oral sales of immovable properties either by charging less withholding tax from purchasers or not levying the tax at all.

Audit is of the view that negligence on part of management resulted in non/short assessment and realization of government revenue amounting to Rs.88,435,721 (Annex-20).

The matter was reported to the respective formations as well as to the Principal Accounting Officer from February to November 2019, but no

cogent reply was offered.

DAC, in its meetings held in November 2019 and January 2020, reduced the para to Rs.57,271,832 after verification of Rs. 37,125,268. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends inquiry of the matter to fix responsibility and recovery of the stated amount.

[PDPs in Annex-19&20]

2.4.4 Loss of stamp duty, registration fee and capital value tax due to under valuation of urban land- Rs.116.532 million

According to Section 27-A of the Stamp Act, 1899, if an instrument chargeable with land only or land with any building or structure thereon, the value of land is required to be calculated according to the valuation table notified by the District Collector in respect of the land situated in the area of locality.

During audit of 33 Registering Authorities, it was noticed that the value of 889 properties was accepted at lesser rate than notified by the District Collectors for the period 2018-19.

Audit is of the view that oversight on the part of management resulted in non/short recovery of government revenue amounting to Rs.125,861,510

The matter was reported to the respective formations as well as to the Principal Accounting Officer from February to November 2019, but no cogent reply was offered.

DAC, in its meetings held in November 2019 and January 2020, reduced the para to Rs. 116,532,019 after verification of Rs. 9,367,596. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that matter be inquired and responsibility for the loss be fixed besides affecting recovery.

[PDPs in Annex-21]

2.4.5 Non assessment of withholding tax on registration of immovable property by splitting the property into two or more deeds- Rs.98.779 million

According to section 236-K of the Income Tax Ordinance 2001, amended by Federal Finance Act, 2016, every person responsible for registering or attesting transfer of immovable property valuing above Rs. 4 million, shall at the time of registering or attesting the transfer, collect from the purchaser, withholding tax at the rate of 2% from filer and 4% from non-filer of the gross value of immovable property.

(a) Contrary to above during audit of Revenue Department, it was noticed that 20 Registering Authorities in 68 deeds of urban land were not charged withholding tax at all by splitting the property into more than one deed just to avoid the leviable amount of tax for the period up to 2018-19.

Audit is of the view that laxity on the part of management resulted in non-realization of government revenue amounting to Rs.68,485,634 (Annex-22).

(b) During audit of 18 Revenue Officers, it was noticed that withholding tax from purchasers in 199 cases of mutation was not charged at all by splitting the property into two or more mutations for the period up to 2018-19.

Audit is of the view that weak management controls resulted in non-realization of government revenue amounting to Rs. 50,942,436 (Annex-23).

(c) During audit of six Revenue Officers, it was noticed that withholding tax from purchasers in 16 cases of mutation was not charged at all by splitting the property into two or more mutations for the period up to 2018-19.

Audit is of the view that weak management controls resulted in non-realization of government revenue amounting to Rs. 8,108,400:

Sr. No	Tehsildar	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Vehari	23648	2	214,000	0	214,000
2.	Jhang	24241	3	518,400	0	518,400
3.	Sargodha	23953	5	1,383,200	0	1,383,200
4.	Saddar Multan	24217	18	4,759,400	78,408	4,680,992
5.	Rahim Yar Khan	23665	3	600,000	0	600,000
6.	Faisalabad	23881	3	633,400	0	633,400
Total			16	8,108,400	78,408	8,029,992

The matter was reported to the respective formations as well as to the Principal Accounting Officer from February to November 2019, but no cogent reply was offered.

DAC, in its meetings held in November 2019 and January 2020, reduced the para to Rs. 98,779,370 after verification of Rs. 28,757,100. The Committee directed the department to recover the balance amount at the earliest. It was further decided that the Member (Taxes) will look into the matter and will issue clarification for collection of taxes in cases of splitting the mutations/sale deeds of immovable properties.

Audit recommends to fix the responsibility for negligence and to recover the government dues at the earliest besides strengthening the internal controls.

2.4.6 Loss due to non-payment of mutation fee on oral sale of rural land - Rs.21.602 million

According to the Punjab Board of Revenue Notification No.1587-2010/1597-LR-I, dated 30.6.2010, the scale of mutation fee on transfer of immovable property through oral mutation cases has been prescribed.

(a) During audit of Revenue Department, it was noticed that seven Revenue Offices did not charge and recover the mutation fee in 822 cases while attesting oral transfer of immovable property during 2018-19.

Audit is of the view that oversight on the part of management resulted in non-realization of mutation fee amounting to Rs. 7,478,738(Annex-24).

(b) During audit of Revenue Department, it was noticed that 19 Revenue Offices did not charge and recover the mutation fee in 1266 cases while attesting oral transfer of immovable property, during 2018-19.

Audit is of the view that the above action of management resulted in non-realization of mutation fee amounting to Rs. 24,376,225 (Annex-25).

The matter was reported to the respective formations as well as to the Principal Accounting Officer from February to November 2019, but no cogent reply was offered.

DAC, in its meetings held in November 2019 and January 2020, reduced the para to Rs. 21,602,417 after verification of Rs. 10,252,546. The Committee directed the department to recover the balance amount at the earliest. It was further decided that the Member (Taxes) will review in cases of mutation/sale deeds of agricultural land which are made in marlas (upto two kanals) and issue a clarification regarding assessment of valuation of that land for tax purpose.

Audit recommends to fix the responsibility for negligence and to recover the government dues at the earliest besides strengthening internal controls.

2.4.7 Loss due to non/short recovery of withholding tax from seller on transfer of immovable properties-Rs.42.643 million

According to section 236-C of the Income Tax Ordinance, 2001 every person responsible for registering or attesting transfer of any immovable property shall at the time of registering or attesting the transfer collect from the seller advance tax at the rate of 1% from filer and 2% from non-filer, except in the case of Federation, Provincial or Local Government on capital gain on the sale of immovable property purchase during previous three years.

(a) During audit, it was noticed that 24 Registering Authorities charged /levied less withholding tax or did not charge the tax at all in 559 conveyance deeds for the period up to 2018-19.

Audit is of the view that weak supervisory and management controls resulted in non/short realization of government revenue amounting to Rs. 23,800,830 (Annex-26).

(b) During audit, it was noticed that five Revenue Offices charged/levied less withholding tax or did not charge the tax at all in 536 oral mutations for the period up to 2018-19.

Audit is of the view that weak supervisory and management controls resulted in non/short realization of government revenue amounting to Rs. 6,737,682:

(Amount in Rupees)

Sr	Tehsildar	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Jhang	24234	179	2,481,015	0	2,481,015
2.	Sargodha	23955	108	1,155,753	0	1,155,753
3.	Vehari	23649	13	252,000	0	252,000
4.	Saddar Multan	24216	5	1,240,570	0	1,240,570
5.	Faisal Abad	23882	231	1,608,344	0	1,608,344
Total			536	6,737,682	0	6,737,682

(c) During audit, it was noticed that 15 Revenue Offices charged /levied less withholding Tax or did not charge the tax at all in 503 of oral mutations for the period up to 2018-19.

Audit is of the view that weak supervisory and management controls resulted in non/short realization of government revenue amounting to Rs. 20,884,386 (Annex-27).

The matter was reported to the respective formations as well as to the Principal Accounting Officer from February to November 2019, but no cogent reply was offered.

DAC, in its meetings held in November 2019 and January 2020, reduced the para to Rs. 42,643,123 after verification of Rs.8,779,775. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends to fix the responsibility for negligence and to recover the government dues at the earliest besides strengthening the internal controls.

2.4.8 Non/short recovery of capital value tax on transfer of urban immovable properties-Rs.1.476 million

According to section 6(3) of the Punjab Finance Act, 2010, as amended through Finance Act 2015, capital value tax @ 2% of the recorded value (i.e. value of land notified by the District Collector plus 800 rupees per square feet of the constructed area of the residential houses w.e.f. 1.8.2017 while Rs. 1300 per Sq. Ft. of the commercial building) is payable by every person at the time of registration/mutation, who acquires immovable property by purchase, gift, exchange, power of attorney (irrevocable) and immovable property or a right to use an immovable property for more than twenty years.

(a) During audit, it was noticed that three Registering Authorities either charged/levied less Capital Value Tax or did not charge the tax at all in 26 conveyance deeds for the period up to 2018-19.

Audit is of the view that weak supervisory and management controls resulted in non/short realization of government revenue amounting to Rs. 668,696:

(Amount in Rupees)

Sr. No	ARC	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	ARC-Kharian	23843	2	301,476	0	301,476
2.	ARC-Nankana	23831	22	332,720	0	332,720
3.	ARC Vehari	23810	2	34,500	0	34,500
Total			26	668,696	0	668,696

(b) During audit of two Revenue Officers, it was noticed that capital value tax in 100 oral mutations of notified khasrajat were not charged at all by splitting the property into two or more oral mutation for the period up to 2018-19:

(Amount in Rupees)

Sr. No	Tehsildar	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1	Jhang	24242	5	411,480	0	411,480
2	Faisalabad	23884	95	652,544	256,544	396,000
Total			100	1,064,024	256,544	807,480

Audit is of the view that laxity on the part of management resulted in non/short assessment and realization of government revenue amounting to Rs. 807,480.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from February to November 2019, but no cogent reply was offered.

DAC, in its meetings held in November 2019 and January, 2020, reduced the para to Rs. 256,544 after verification of Rs. 1,476,176. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends to fix the responsibility for negligence and to recover the government dues at the earliest besides strengthening the internal controls.

2.4.9 Non/short-recovery of arrears of abiana -Rs. 59.101 million

Section 45 of The Canal and Drainage Act, 1873 states that any sum which remains unpaid after the day on which it becomes due, shall be recoverable by the Collector from the person liable for the same as if it were arrears of land revenue.

During audit of Revenue Department, it was noticed that seven Revenue Offices in 393 cases did not make efforts to recover *abiana* pertaining to crops of *rabi* and *kharif* -2018.

Audit is of the view that weak supervisory controls and ineffective recovery mechanism resulted in non/short recovery of government revenue amounting to Rs. 61,018,363, as detailed below:-

(Amount in Rupees)

S #	Tehsildar	PDP No.	No. of Cases	Amount Pointed Out	Amount Verified	Balance
1	Jhang	24232	50	7,939,862	0	7,939,862
2	Jhang	24238	50	793,986	0	793,986
3	Sargodha	23951	107	42,260,399	0	42,260,399
4	Sargodha	23956	8	986,230	0	986,230
5	Vehari	23643	25	525,370	350,046	175,324
6	Saddar Multan	24213	102	5,337,713	252,027	5,085,686
7	Rahim Yar Khan	23662	43	2,776,755	1,202,430	1,574,325
8	City Lahore	23445	2	283,990	0	283,990
9	Cantt LHR	23440	8	114,058	113,032	1,026
Total			393	61,018,363	1,917,535	59,100,828

The matter was reported to the respective formations as well as to the Principal Accounting Officer from February to November 2019, but no cogent reply was offered.

DAC, in its meetings held in November 2019 and January 2020, reduced the para to Rs. 59,100,828 after verification of recovery/settlement of Rs.1,917,535. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that timely collection of assessed amount of *abiana* from the defaulters be ensured and an effective mechanism for recovery be enforced.

**2.4.10 Short-realization of mutation fee on gift of rural land-
Rs.4.902 million**

According to S. No. 4 of the Board of Revenue Punjab Notification No.1587-2010/1597-LR (1) dated 30-06-2010, entry based on Tamleek (gift in favour of other than legal heir) and gift in favour of legal heirs above 25 acres of agricultural land in rural area, mutation fee shall be payable @ 3 % of the value of land according to Valuation Table notified by the District Collector in respect of the land.

During audit of five Revenue Offices it was observed that mutation fee on gift of rural land in favour of other than legal heirs and gift in favour of legal heirs above 25 acres of agricultural land in rural area was charged in 36 cases at less rate than the prescribed rate of mutation fee during 2018-19.

Audit is of the view that negligence on the part of management resulted in short realization of mutation fee of Rs. 5,639,392 due to application of incorrect rate of mutation fee:

(Amount in Rupees)

S #	Name of Formation	PDP No.	No. of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Tehsildar Sargodha	23959	5	187,468	0	187,468
2.	Tehsildar Jhang	24240	8	762,532	0	762,532
3.	Tehsildar Jhang	24245	3	212,738	62,796	149,942
4.	ARC- Depalpur	23790	1	487,210	0	487,210
5.	ARC-Nankana	23826	13	2,959,674	0	2,959,674
6.	Tehsildar Sargodha	23958	3	307,450	0	307,450
7.	ARC Burewala	23821	3	722,320	674,305	48,015
Total			36	5,639,392	737,101	4,902,291

The matter was reported to the respective formations as well as to the Principal Accounting Officer from January to November 2019, but no cogent reply was offered.

DAC, in its meetings held in November 2019 and January 2020, reduced the para to Rs.4,902,291 after verification of Rs.737,101. The Committee directed the department to recover the balance amount at the earliest.

It was further decided that the Member (Taxes) will look into the matter and will issue clarification for collection of taxes in cases of splitting the mutation of *Hibba/Tamleek* in favour of legal heirs.

Audit recommends that the department should inquire the matter to fix the responsibility and effect the recovery of government revenue involved.

2.4.11 Non-recovery of agricultural income tax -Rs.3.275 million

According to section 3(1) of the Punjab Agricultural Income Tax Act 1997, there shall be levied assessed and collected each year a tax in respect of Agricultural Income of a tax year from an owner at the rate specified in the first schedule of the Act. Agriculture Income Tax is to be charged from the cultivators having land more than 12-1/2 acres and the cultivated land during a tax year shall be deemed to be agricultural land.

During audit of Revenue Department, it was noticed that six Revenue Offices failed to recover the agricultural income tax from 648 cultivators during the period up to 2018-19.

Audit is of the view that laxity on the part of management resulted in loss of government revenue amounting to Rs. 4,216,603, as detailed below:

(Amount in Rupees)

Sr. No	Tehsildar	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Jhang	24236	132	1,030,830	244,246	786,584
2.	Sargodha	23954	36	1,311,517	0	1,311,517
3.	Saddar Multan	24214	66	474,850	87,600	387,250
4.	Rahim Yar Khan	23663	152	524,900	368,875	156,025
5.	Faisalabad	23880	226	740,956	149,175	591,781
6.	Cantt LHR	23442	36	133,550	91850	41700
Total			648	4,216,603	941,746	3,274,857

The matter was reported to the respective formations as well as to the Principal Accounting Officer from February to November 2019, but no cogent reply was offered.

DAC, in its meetings held in November 2019 and January 2020, reduced the para to Rs.3,274,857 after verification of Rs.941,746. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that matter be inquired and responsibility for the loss be fixed besides effecting recovery.

2.4.12 Non assessment of withholding tax under section 236-W on transfer of immovable property –Rs.16.832 million

According to Section 236-W of the Income Tax Ordinance, 2001 as amended upto date, tax @3% from purchaser of immovable property on amount of difference between District Collector and FBR valuation should be realized on registration or attesting transfer of immovable property.

During audit it was noticed that 11 Registering Authorities did not charged/levied withholding tax at all in 356 cases, for the period 2018-19.

Audit is of the view that weak supervisory and management controls resulted in non/short realization of government revenue amounting to Rs.17,992,063.

The matter was reported to the respective formations as well as to the Principal Accounting Officer from February to November 2019, but no cogent reply was offered.

DAC, in its meetings held in November 2019 and January 2020, reduced the para to Rs.16,832,651 after verification of Rs.1,159,412. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that the department should inquire the matter to fix the responsibility and effect recovery.

[PDPs in Annex-28]

2.4.13 Loss due to short-payment of mutation fee on Decree Cases due to application of incorrect rate-Rs.1.779 million

According to S. No. 8 of the Government of the Punjab Notification No.1587-2010/1597-LR-I, dated 30.6.2010, Decree, Rule of a Court or an order of a Court based on mutual consent of parties in cases involving transfer of an immovable property including sale, exchange, gift or mortgage, declaring or conferring a right in or title to an immovable property is subject to mutation fee @ 2% of the value of land according to the valuation table notified by the District Collector in respect of the land situated in the locality under the Stamp Act, 1899.

During audit of nine Revenue Officers, it was observed that mutation fee in 25 decree cases of oral mutation was either not charged at all or recovered less than that of actual chargeable at the time of transfer of immovable property.

Audit is of the view that negligence on the part of management resulted into short recovery of mutation fee amounting to Rs.2,059,291 due to application of incorrect rate of mutation fee. Details are given below:

(Amount in Rupees)

S #	Name of Formation	PDP No.	No. of Cases	Amount Pointed Out	Amount Verified	Balance
1.	ARC, Saddar Multan.	24120	3	320,900	6,845	314,075
2.	Tehsildar Jhang	24244	4	246,520	0	246,520
3.	ARC, Dunyapur.	24154	6	108,223	0	108,223
4.	ARC Okara	23817	1	132,888	0	132,888
5.	Tehsildar Saddar Multan	24222	0	175,591	0	175,591
6.	ARC Peer Mehal	23563	4	604,983	129,748	475,235
7.	ARC Toba Tek Singh	23573	1	174,620	0	174,620
8.	Tehsildar Rahim Yar Khan	23668	6	295,566	144,022	151,544
Total			25	2,059,291	280,615	1,778,696

The matter was reported to the respective formations as well as to the Principal Accounting Officer from February to November 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.1,778,676 after verification of Rs.280,615. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends to fix the responsibility for negligence and to recover the government dues at the earliest.

2.4.14 Non-realization of government dues, due to misclassification of sale deed registered as Waqaf Nama- Rs. 7.772 million

According to Schedule-I of the Stamp Act 1899, as amended through the Punjab Finance Act 2014, stamp duty @ 3% is leviable on transfer of right of immovable properties made through conveyance, exchange, and gift deed. Furthermore, as per serial number 10 of the Punjab Board of Revenue Notification No.1587-2010/1597-LR (1) dated 30-06-10, entry which does not come within the purview of any of the entries at Sr. No 1 to 9, are liable to mutation fee @ 3% of the value of land according to the valuation table notified by the District Collector in respect of the land situated in the locality.

Contrary to above provision of law, during scrutiny of revenue record for the years up to 2018-19 it was observed that three Registering/Revenue Authorities had transferred rights of immovable properties to private housing societies/persons through WAQAF Nama without consideration of any value. Audit is of the view that it was done only to avoid the duty and taxes leviable, as detailed below:

(Amount in Rupees)

S #	Name of Formation	PDP No.	No. of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Sub Registrar Pattoki	23767	2	7,570,000	0	7,570,000
2.	ARC Toba Tek Singh	23576	7	126,113	59,685	66,428
3.	ARC Jhang	23801	15	135,526	0	135,526
Total			24	7,831,639	59,685	7,771,954

This resulted in to short realization of stamp duty and other government dues amounting to Rs. 7,831,639 due to misclassification of sale of land as 'Waqaf Nama'.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.7,771,954 after verification of Rs.59,685. The Committee directed the department to recover the balance amount at the earliest

Audit recommends that the department should inquire the matter to fix the responsibility and effect recovery.

2.4.15 Non recovery of penalty from registering authority on registration of immoveable property of non-filer having value of more than five million-Rs. 12.996 million

According to Circular 6 of 2018 issued vide FBR No.4(69)IT-Budget/2018-(PT-I) Dated 24th October, 2018 regarding Finance Supplementary (Amendment) Act, 2018, if any authority (including housing authorities, housing/co-operative societies etc.) responsible for registering, recording or attesting the transfer of immoveable property accepts or processes the registration or attestation of immoveable property valuing above Rs.5 million in the case of a non-filer, such authority shall be liable to pay a penalty of 3% of the value of such immoveable property.

Contrary to above provision of law, during examination of revenue record for the financial year 2018-19, it was observed that nine Revenue Offices had registered sale deeds/passed oral mutation of immoveable property having valuing above Rs.5 million pertaining to non-filers but did not paid the penalty leviable under the law amounting to Rs.13,160,982 on registering authorities.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019, but no cogent reply was

offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs. 12,995,982 after verification of Rs.165,000. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that the effective steps are required to be taken to recover the amount involved at the earliest.

[PDPs in Annex-29]

2.4.16 Non-realization of Punjab sales tax on services-Rs.6.380 million

According to S. No. 22 of the Second Schedule (Taxable Services) of the Punjab Sales Tax on Services Act, 2012 the sales tax @ 16% is leviable on services like information technology enabled or based services including software development, customization etc. falling under heading 9815.6000. The Punjab Land Record Authority (PLRA) has issued a Notification No.PLRA/PPP/10-2018 dated 23.07.2018, according to which the Authority has imposed PLRA's Processing Fee (inclusive of BoP charges, NADRA Bio sys Verification Charges) being rendered at field Services Centers @350 on extract from computerized record and @ Rs.500 on computerized attestation of mutation.

Contrary to the above provision of law, during examination of the record of the following three Arazi Record Center for the year 2018-19, it was observed that PLRA processing/service fee is being charged on each mutation from visitors but Punjab sales tax leviable under the law was neither charged nor paid on the collected amount of services rendered at ARC Center:

(Amount in Rupees)

S #	Arazi Record Centre	PDP No.	No. of Cases	Amount Pointed Out	Amount Verified	Balance
1	Depalpur	23788	1	2,361,680	0	2,361,680
2	Nankana	23827	1	2,265,544	0	2,265,544
3	Lohdhran	24085	1	1,752,782	0	1,752,782
Total			3	6,380,006	0	6,380,006

This resulted into non-realization of Punjab sales tax leviable on the service charges amounting to Rs.6,380,006 during 2018-19.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019 but no cogent reply was offered.

DAC, in its meetings held December, 2019, no progress was reported by the department. The Committee directed the department to recover the amount.

Audit recommends that immediate steps are required to be taken to recover the amount involved.

2.4.17 Non-realization of mutation fee in Tamleek due to split up of Tamleek mutations of Rs. 11.858 million

According to S. 8No. 3 of the Government of the Punjab No.1587-2010/1597-LR-I, dated 30.6.2010 issued under section 46 of The Punjab Land Revenue Act, 1967, the entry based on “Tamleek” (gift in favour of legal heir) upto 25 acres of agricultural land in rural area is liable to mutation fee @ 500. However as per S.No. 4 of the Notification, mutation fee @ 3% of the value of land according to the Valuation Table notified by the District Collector in respect of the land situated in the locality under the Stamp Act, 1899, is leviable on tamleek of agriculture land above 25 acres.

Contrary to above provision of law, during examination of revenue record of seven Revenue Offices for the financial year 2018-19, it was observed that the mutation were either attested between sisters and brothers which do not fall in the category of legal heirs or firstly made by the daughter to her parents and then the parents gifted the same land to their sons. In some cases the gifted land was splitted into more than one mutation only to avoid the payment of mutation fee leviable under the law:

S #	Name of Formation	PDP No.	No. of Cases	Amount Pointed Out	Amount Verified	Balance
1	ARC Sialkot	23669	1	796,148	0	796,148
2	Sub Registrar Pattoki	23768	1	2,270,678	0	2,270,678
3	ARC Jhang	23797	4	2,316,438	0	2,316,438
4	ARC- Depalpur	23784	2	5,842,617	1,389,960	4,452,657
5	ARC, Dunyapur.	24149	3	2,597,405	1,465,531	1,131,874
6	ARC Vehari	23805	3	890,343	0	890,343
Total			14	14,713,629	2,855,491	11,858,138

This resulted into non realization of mutation fee amounting to Rs 14,713,629 in 14 cases.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in July to November 2019, but no cogent reply was offered.

DAC, in its meetings held in December 2019 and January 2020, reduced the para to Rs.11,858,138 after verification of recovery/settlement of Rs.2,855,491. The Committee directed the department to recover the balance amount at the earliest.

Audit recommends that the effective steps are required to be taken to recover the amount involved at the earliest.

2.4.18 Non-assessment of condonation fee of Rs.14,636.415 million

According to section 30 of Colonization of Government Lands (Punjab) Act, 1912 read with Schedule-II provides instruction regarding statement of conditions to be incorporated in the sale/ conveyance deed. Condonation/conversion/royalty fee is charge against the use of state land allotted for agriculture purpose subsequently converted into residential/commercial/industrial purpose, or land allotted for residential purpose converted into commercial/industrial purposes.

Contrary to above, during examination of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that condonation fee to the tune of Rs.14,636,415,000 in 57 noted cases was neither assessed nor realized by the department. In all these cases the agricultural land was converted into residential plots by the housing societies and running their business of sales/resales of plots without paying of condonation fee leviable under the law.

This resulted into non-assessment of condonation fee from the housing societies which indicates weak administrative and internal controls.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed to recover the condonation fee as pointed out by audit.

Audit recommended to recover the amount in question besides investigation of the matter at appropriate levels as well as assess the condonation fee involved in all cases through District Price Assessment Committee.

[PDP No. 24293]

2.4.19 Non-deposit of Rs.223.37 million on account of sale of state land.

According to Rule 4.7(1) of the Punjab Financial Rules, Vol-I, it is the primarily responsibility of the departmental authorities to see that all revenue, or other debts due to Government, which have to be brought to account, are correctly and promptly assessed, realized and credited to Government account.

During scrutiny of record of the General Assistant (Colonies), Bahawalpur for the year upto 2018-19, it was observed that Colonies Department, Bahawalpur had sold the state land of 1680 acres 2 kanal and 12 marlas to DHA Bahawalpur for Rs.992,737,766 with instalment of Rs.223,374,096 each. However, the deposit of 3rd instalment was shown made in the National Bank of Pakistan vide clearing treasury challan dated 30.09.2016 but deposited amount of Rs.223,374,097 could not be verified from the treasury.

This resulted into likely non-deposited/clearance of the instalment of sales proceeds of state land.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meeting held in January 2020, directed the department to provide verification of amount deposited to audit within two days.

Audit recommended to provide the verified challan of amount in question besides investigation of the matter at appropriate level.

[PDP No. 24053]

2.4.20 Non-recovery of tawan from illegal occupants - Rs.101.116 million.

Under section 28 of the Colonization of Govt. Land Act, 1912 all sums due to government in respect of a tenancy granted in pursuance of the Government Tenants (Punjab) Act, 1893 or under the provisions of this Act or of the rules and conditions issued thereunder, and all sums due on amount of fine, confiscations, costs and penalties, shall be recoverable as it they were arrears of land revenue.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that the department had made no efforts for recovery of Tawan of Rs.101,116,544 from illegal occupants.

This resulted into non assessment/recovery of tawan of Rs 101.116 million in 579 cases which indicates weak administrative and internal controls.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed the department to recover the amount of tawan as pointed out by audit.

Audit recommended to take effective steps for recovery of tawan besides retrieval of state land and also enquired and fix responsibility.

[PDP No.24300]

2.4.21 Non-assessment of agriculture income tax from Punjab Seed Corporation amounting to Rs. 60.182 million.

According to section 2(f) of The Punjab Agricultural Income Tax Act 1997 “owner” includes a member of a joint Hindu family whether

owning land individually or jointly with any other person and includes mortgagee in possession, or tenant of Government land;

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that an area of 6,269 acres of state land has been allotted to Punjab Seed Corporation since 1976 but agriculture income tax recoverable under the law was neither paid by the allottee nor realized by the department since the allotment of state land.

This resulted into non-assessment/collection of Agriculture Income Tax amounting to Rs. 60,182,400 from the Punjab Seed Corporation which indicates weak financial and internal controls of the department.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed to take up the matter with the Punjab Seed Corporation and recover the government dues.

Audit recommended to recover the amount involved at the earliest.

[PDP No. 24303]

2.4.22 Loss of Govt. revenue on account of condonation fee- Rs.56.168 million.

According to letter No.4795-87-VI/233-CS. Dated 21.1.1988 issued by the Secretary (Colonies) BOR, Punjab, state land sold, is not to be used for the purpose other than that for which it was originally sold by the government for example, if the land granted for agricultural purpose is put to some other use i.e. for residential, commercial or industrial purpose etc., it cannot be permitted unless royalty/conversion charges or condonation fee is paid by the grantee/vendee as per Para 550 of the Colony Manual. Further,

the Collector of the District or other concerned Collectors i.e. A.C./Colony assistant shall be held responsible if the land within their jurisdiction is put to a use other than that for which it was originally granted, without the payment of leviable conversion charges.

The government of Punjab has revised the rate of condonation fee as conveyed through letter No.2374-88-VI/2808-CS dated 7.8.1988 as under:

If the proprietor/grantee applies after 40 years of execution of deed of conveyance.	5 % of the net gain i.e difference between the price paid and that obtaining at the time of application.
After 30 and upto 40 year	10% -do-
After 20 and upto 30 year	15 % -do-
After 10 and upto 20 years	20 % -do-
With in 10 year	25 % -do-
Note: If land is utilized for hospitals, schools roads etc (public utilities) upto maximum 30 % of total area will be exempted from condonation subject to approval of commissioner.	

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that District Price Assessment Committee Khanewal assessed the value of agriculture land acquired for the purpose of Dual Khanewal Lodhran Road as commercial without realization of condonation fee. Audit is of the view that as the said land had not been converted from agriculture land to commercial land and the condonation fee leviable on the land was neither assessed nor realized by the department, the payment of huge amount to the owner of land on commercial rates is not justifiable. The compensation was required to be paid on the basis of agricultural rate in the cases where condonation fee/conversion charges were not paid by the owner of the land.

This resulted into loss of government revenue due to either over-payment of compensation charges of land to the tune of Rs.852.357 million or non-assessment/realization of condonation fee of Rs.56.168 million which indicates weak financial and internal controls.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed a detailed probe and directions to recover the government dues accordingly.

Audit recommended that a probe in this regard be initiated besides recovery the condonation fee or amount being paid to owners of land at commercial or residential rates.

[PDP No. 24304]

2.4.23 Non-recovery of lease rent of state land allotted under Chief Minister Scheme -Rs.28.756 million.

According to Notification No.3040-2003/1921-C.L(I) dated 1st September, 2003, issued under section 10 (2) of the Colonization of Government Lands (Punjab) Act, 1912, the Government of the Punjab Colonies Department is pleased to issue the following “statement of conditions” for the grant of state land for agriculture purposes to landless tenants and small land owners in Punjab Province under Chief Minister’s Program for landless peasants of the province. As per condition 5(a) of the notification, the condition of eligibility of the allotment of state land is that the landless residents of the same revenue estate as self-cultivating tenant for not less than five year whereas the in-eligibility of land was that no person shall be granted land under this scheme who is owing four acres land and above.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that revenue authority had allotted the state land to various allottees in Tehsil, Kabirwala but the rent of state land so allotted had neither realized or recovered less than that actual recoverable.

This resulted into non/short-realization of Govt. revenue to the tune of Rs.28,756,550 on account of lease rent which indicates weak financial and internal controls of the department.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed the department to recover the government dues as pointed out by audit.

Audit recommended to recover the amount involved at the earliest.

[PDP No. 24305]

2.4.24 Non-recovery of rent from cotton factory of Rs.17.266 million.

Under section 28 of the Colonization of Govt. Land Act, 1912, all sums due to government in respect of a tenancy granted in pursuance of the Government Tenants (Punjab) Act, 1893 or under the provisions of this Act or of the rules and conditions issued thereunder, and all sums due on amount of fine, confiscations, costs and penalties, shall be recoverable as it they were arrears of land revenue.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that the District Price Assessment Committee, Khanewal in its meeting held on 14.07.2012 assessed/approved the rent amounting to Rs.7,16,42,430 of the state land measuring 98 Kanals 2 Marla falling in Khasra No.292,293

allotted to a Cotton Factory at Chak No.89/10-R, (Urban) of Tehsil Khanewal during the period from 1981 to 2011. The aforesaid assessment was, however, challenged before the Board of Revenue, Punjab, Lahore which was revised by the District Price Assessment Committee, Khanewal in its meeting held on 7.5.2014 by reducing it to Rs.1,72,65,600 for the period from 1981 to 2010 without giving/stating any justification of reduction of huge amount of rent which was also remained unrealized.

This resulted into non-recovery of rent amounting to Rs.17,265,600 which indicates weak financial and internal controls.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed to ensure the compliance and recover the amount in this regard.

Audit recommended to recover the amount involved besides initiation of probe to inquire the matter how government dues were reduced from 71,642,430 to Rs. 17,265,600.

[PDP No. 24307]

2.4.25 Irregular auction of state land to lower bidder - Rs.17.150 million.

According to Rule 2.33 of the Punjab Financial Rules Vol-I, every Government servant should realize fully and clearly that he will be held personally responsible for any loss sustained by Government through fraud or negligence on his part.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that state land measuring 1 acre, 2 kanal and 13 Marlas situated at 88/10-R was sold out through auction to Mr. Abdul Ghafoor who had

offered lowest bid of Rs.15,300,000 instead of awarding to the highest bidder i.e. Mr. Muhammad Aqib who offered the bid for Rs.17,150,000 of the said land. Audit is of the view that the acceptance the offer of lower bidder is not in line with the law and held irregular. Further, the Call Deposit Receipts Register was also not maintained.

This resulted into irregular auction of state land amounting to Rs.17,150,000 to the persons other than higher bidder which indicates weak financial and internal controls.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, it was directed to take up the matter with the Punjab Privatization Board.

Audit recommended to investigate of the matter at appropriate level to ascertain the factual position besides recovery of the loss sustain to government.

[PDP No. 24308]

2.4.26 Non-assessment of penalty from encroachers of land - Rs.79.200 million.

According to section 33 of the Colonization of Government Lands (Punjab) Act, 1912, if any person, without permission of a Revenue Officer of a grade to be specified by the Board of Revenue:-

- a) clears or breaks up for cultivation, or cultivates any land which is owned by, or is in the possession of Government and is not included in any tenancy or allotted residential enclosure or which has been entered for the common purposes of a town or village community or section of the same or for a road, canal or water-course; or
- b) erects any building on any such land; or

- c) fells or otherwise destroys standing trees on such land; or
- d) otherwise encroaches on any such land; or
- e) makes an excavation or constructs a water channel on any such land;

he shall, on complaint made by order of or under authority from the Collector, be punished on conviction by any Magistrate with a fine not exceeding two hundred thousand rupees or with rigorous imprisonment not exceeding six months or with both.

Contrary to above, during audit of the record of General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that responsible authority cleared the state land from encroachers but no penalty was levied for such offence. Furthermore, in 356 cases neither state land was vacated nor the penalty was imposed from the encroachers.

This resulted into non-assessment of penalty amounting to Rs.79,200,000 and non-retrieval of land which indicates weak financial & internal controls of the department.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed the department to recover the government dues.

Audit recommended to assess and recover the penalty leviable under the law besides retrieving the remaining encroached state land.

[PDP No. 24310]

2.4.27 Short assessment of land value and taxes thereon- Rs.23.425 million.

According to section 236A of the Income Tax Ordinance 2001 as inserted through Finance Act 2009, any person making sale by public

auction of any property or goods either belonging to or not belonging to the Government, local Government, any authority, shall collect advance tax, computed on the basis of sale price of such property and at the rate 5% from the person to whom such property or goods are being sold.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that the District Price Assessment Committee (DPAC) made a short assessment of a state land measuring 5 acres and 6 Marla situated at Chack No 173/10-R Khasra No 116 of Tehsil Jahanian by taking rate of Rs.975,000 per acre instead of 30,000 per mala as notified by the District Collector. Audit is of the view that the value of the sold-out state land was less assessed to the extent of Rs.19,268,436 due to non-application of actual notified rate of valuation of the locality.

This resulted into less assessment of value of state land amounting to Rs.19,269,436 as well as government taxes of Rs.4,155,937 aggregating loss amounting to Rs.23,425,373 in a single case which indicates weak financial and internal controls.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed to take up the matter with the Punjab Privatization Board and compliance in this regard be assured.

Audit recommends recovery of the amount besides probe into the matter for short assessment of properties by DPAC.

[PDP No. 24312]

2.4.28 Non recovery of rent from Ehatajats and shops of Rs.0.687 million.

According to Office Memorandum No.42-2001/738-CL-IV/dated 25.04.2001, the Board of Revenue, Punjab, Lahore has revised the rates of rent and price of shop sites in Colony, villages/Chaks with immediate effect. The revised rates are as under:

S. No.	Nature of shops/cites	Revised rent per marla per annum	Revised price per marla per annum
i)	Ordinary Chak sites outside prohibited zone.	Rs.300	Rs.3,000
ii)	Other shops sites and sites in Mueen Quarters outside prohibited zone.	Rs.200	Rs.2,000
iii)	Shops (whether in Mueen or other Quarters) in villages situated within the prohibited zone.	Rent/sale price at full market rates or at the rent fixed above for the respective categories whichever is higher with the approval of the Commissioner.	

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed from Register pertaining to the rent of residential Ehatajats and Shops at Tehsil Mian Channu that the requisite rent had either not realized or recovered less than that of rent actual due from the allottees despite lapse of a considerable period of time.

This caused in non-realization of Govt. revenue to the tune of Rs.687,228 on account of lease rent of allotted Ehatajats and shops situated on state land which indicates weak financial and internal controls of the department.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed to ensure the compliance and recovery of government dues.

Audit recommends to recover the amount pointed out by audit at the earliest.

[PDP No. 24318]

2.4.29 Non-recovery of lease rent of state land allotted under Temporary Cultivation Schemes-Rs. 48.723 million.

According to office Memorandum No.916-2013/931-CL I dated 26.11.2013 issued by the Board of Revenue, Punjab, Lahore, the selected agricultural state land, situated outside prohibited zone may be lease out in lots not exceeding subsistence holding of 100-kanals for a period of five years through open auction for temporary cultivation subject to statement of conditions one of which is that the allottee must be a landless tenants or self-cultivators not owing more than 4 acre of land. As per para 15 of the memorandum the rent of the second and subsequent years shall be paid with 15% annual increase.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal and Bahawalpur upto the year 2018-19, it was observed that agricultural state land was allotted to various allottees as per terms and conditions of above-mentioned notifications but the rent of state land allotted had either not paid in full or paid partially as some installments were still lying outstanding.

This resulted into short-realization of Govt. revenue to the tune of Rs. 48,722,950 as detailed below on account of lease rent of allotted agricultural state land which indicates weak administrative and internal controls:

Sr.No	Formation name	PDP	Amount
1	General Assistant Revenue Khanewal (Coloney Branch)	24320	520,574

2	General Assistant Revenue Bahawalpur (Coloney Branch)	24070	42,370,116
3	General Assistant Revenue Bahawalpur (Coloney Branch)	24061	5,832,260
Total			48,722,950

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed to recover the amount at the earliest and Deputy commissioner Bahawalpur is further directed to probe the matter and his finding report be furnished with the detail of pending arrears/dues (if any) within 15-days.

Audit recommended to recover the amount pointed out by audit at the earliest.

2.4.30 Non-recovery of condonation fee - Rs.86.904 million

According to section 30 of Colonization of Government Lands (Punjab) Act, 1912 read with Schedule-II provides instruction regarding statement of conditions to be incorporated in the sale/ conveyance deed. Condonation/conversion/royalty fee is charge against the use of state land allotted for agriculture purpose subsequently converted into residential/commercial/industrial purpose, or land allotted for residential purpose converted into commercial/industrial purposes.

Contrary to above, during audit of the record of following formations upto the year 2018-19, it was observed that condonation fee to the tune of Rs. 86,904,403 as detailed below was assessed but remained un-realized by the formations:

Sr.No	Formation Name	PDP No.	Amount
1	General Assistant Revenue, Bahawalpur	24055	86,544,416

2	General Assistant Revenue, Khanewal	24325	359,987
	TOTAL		86,904,403

This resulted into non-realization of condonation fee of Rs.86,904,403 which indicates weak financial and internal controls.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed the formation to probe the matter thoroughly under the policy, as the matter under question is still not finalized and compliance of recovery be made within a week.

Audit recommended to recover the amount outstanding and probe the matter at appropriate level.

2.4.31 Non/less realization of Advance Tax under section 236 A-Rs.18.898 million.

According to section 236A of the Income Tax Ordinance 2001 as inserted through Finance Act 2009, any person making sale by public auction of any property or goods either belonging to or not belonging to the Government, local Government, any authority, shall collect advance tax, computed on the basis of sale price of such property and at the rate 5% from the person to whom such property or goods are being sold.

Contrary to above, during scrutiny of record of the General Assistant (Colonies), Bahawalpur for the year upto 2018-19, it was observed that in 15 cases of auction of state land the highest bidders (to whom property was transferred/sold) had not paid Advance Tax leviable under the law at the time of auction.

This resulted into non/short realization of advance tax of Rs.18,897,930 in 15 cases which indicate weak financial and internal controls.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, examined the subject matter in detail and directed the formation to explain their views under the existing relevant rules/policy and compliance be assured accordingly.

Audit recommends to recover the amount pointed out at the earliest.

[PDP No. 24056]

2.4.32 Less realization of Registration Fee –Rs.5.829 million.

According to section 78 of the Registration Act, 1908, the registration fee @ 1% of the value of property is payable on the registration of documents.

During scrutiny of record of the General Assistant (Colonies), Bahawalpur for the period upto 2018-19, it was observed that registration fee to tune of Rs.5,829,380 was not realized on auction of state land by Punjab Privatization Board as no payment of registration fee challan was found attached with the registered deed.

Audit is of the view that registration fee was not realized at the time of registration of auctioned property.

This resulted into non/short realization of registration fee amounting to Rs.5,829,380 in 18 cases which indicate weak financial and internal controls.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, showed their displeasure on the reply submitted by the formation and directed the concerned ADCR to furnish his explanation of the para in detail under the relevant rules/policy in future.

Audit recommends to recover the amount pointed out by audit at the earliest.

[PDP No. 24057]

2.4.33 Under-assessment of sale price of Land by District Price Assessment Committee - Rs.1,617.478 million.

Value of the land falling in a locality is required to be calculated/assessed in accordance with the valuation table notified by the concerned District Collector, under section 27-A of the Stamp Act, 1899.

Contrary to above, during scrutiny of record of the General Assistant (Colonies), Bahawalpur for the year upto 2018-19, it was observed that the District Price Assessment Committee (DPAC) had ascertained a sale price of Rs.902,521,606 of a state land measuring 1680 acres 2 kanal 12 marla situated at 11 BC and 12 BC sold to Defense Housing Authority Bahawalpur, by assessing @ Rs.514,250 per acre instead of urban residential rate of land. It is pertinent to mention here that as per letter of Assistant Commissioner Bahawalpur Saddar issued vide No. A.C(S) 705 Dated 10 April 2019, the DHA is situated in a modern urban area and within prohibited zone. Further, the land sold out was situated in the urban area and falling in DHA Bahawalpur (as shown in Roznamcha Waqiyati dated May, 2015), the value of the land was required to be assessed on the prevailing location of residential/commercial land. Further the stamp duty leviable under the law was also not realized on transfer rights of sold out immovable property.

This resulted into less assessment of value of state land amounting to Rs.1,617,478,394 due to application of incorrect rate of value for ascertaining the actual prevailing notified value of land.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, discussed the para in detail and directed the formation to probe the matter under the policy and put up the comprehensive factual report within 15-days.

Audit recommends to recover the amount in question as well as or stamp duty leviable at the time of registration of sale deed besides investigation of the matter at appropriate level.

[PDP No. 24058]

2.4.34 Non recovery of fine before registration of deeds on expired stamp papers of Rs. 26.642 million

According to section 23 of the Registration Act, 1908 subject to the provisions contained in Sections 24, 25 and 26, no document other than a will shall be accepted for registration unless presented for that purpose to the proper officer within four months from the date of its execution. Further section 25 states that if, owing to urgent necessity or unavoidable accident, any document executed, or copy of a decree or order made, in the Punjab is not presented for registration till after the expiration of the time hereinbefore prescribed in that behalf, the Registrar, in cases where the delay in presentation does not exceed four months, may direct that, on payment of a fine not exceeding ten times the amount of the proper registration-fee, such document shall be accepted for registration.

Contrary to above, during scrutiny of record of the General Assistant (Colonies), Bahawalpur for the year up to 2018-19, it was observed that in 4 cases, Conveyance Deeds were presented for registration after expiry period of four months but Registrar did not recover fine on delay in presentation @ten times of Registration Fee which comes to Rs.26,641,760. The Stamp Papers were purchased on 12-11-2010 but presented to Sub-Registrar on 28-10-2011 after lapse of eleven months

which resulted into unlawful registration of conveyance deeds on expired stamp papers.

This resulted into non recovery of fine before Registration of Deeds on Expired Stamp Papers of Rs. 26.642 million which indicates weak financial management and ignorance of law.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed the DC to probe the matter and furnished report with the detail of pending arrears/dues within 15-days.

Audit recommended to recover the amount in question.

[PDP No. 24067]

Value for money

2.4.35 Non-assessment of penalty and retrieval of land valuing Rs.4,125 million allotted to Punjab Seed Corporation.

According to section 33 of The Colonization of Government Lands (Punjab) Act, 1912, if any person, without permission of a Revenue Officer of a grade to be specified by the Board of Revenue:-

- a) clears or breaks up for cultivation, or cultivates any land which is owned by, or is in the possession of Government and is not included in any tenancy or allotted residential enclosure or which has been entered for the common purposes of a town or village community or section of the same or for a road, canal or water-course; or
- b) erects any building on any such land; or
- c) fells or otherwise destroys standing trees on such land; or
- d) otherwise encroaches on any such land; or
- e) makes an excavation or constructs a water channel on any such land;

he shall, on complaint made by order of or under authority from the Collector, be punished on conviction by any Magistrate with a fine not exceeding two hundred thousand rupees

Contrary to above, during audit of the record of General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that as per some media reports and study of Punjab Seed Corporation by AF Ferguson & Co, out of 6,269 acres of state land allotted to Punjab Seed Corporation, land measuring of 5500 acres was encroached/in the possession of the local farmers. But the tawan or penalty leviable on illegal

possession of state land was neither imposed nor was land retrieved from the illegal encroachers:

Total Acre	Rate per acre (Approx)	Value of Land
5500	750,000	4,125,000,000

This has resulted into non-assessment of penalty and retrieval of land which indicates weak administrative and internal controls.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed to ensure the compliance as per law.

Audit recommended to recover the amount in question besides retrieval of the state land from the illegal occupants.

[PDP No. 24295]

2.4.36 Un-justifiable allotment of state land valuing of Rs.41,344 million free of cost under “Horse breeding Scheme”

According to Notification No.4292-83/ 2537-C.L (I) dated 09.8.1983 issued under Section 10(2) of the Colonization of Government Lands (Punjab) Act,1912, the Governor of the Punjab is pleased to issue the statement of conditions for the grant of state land for animal breeding in colony area of the Province of the Punjab. As per clause 3, 19, 33 & 49 of notification the state land shall be granted for the sole purpose of animal breeding only for a specific non-renewable period. The tenant shall always keep under fodder crop, paddock area not less than 1/6 of the total acre age and maintain the same in good condition by proper growing hedge, seeding

and reseeded with gross and other fodder crops to the satisfaction of the District Remount Officer while in the remaining area he may grow wheat, rice or other cash crops. However, on breach of any term and conditions of his lease, he may be penalized accordingly.

Contrary to above, during audit of the General Assistant (Colonies) District Khanewal upto the year 2018-19, it was observed that 211,595 Kanals were allotted to 1051 allottees for animal breeding purpose having huge value of Rs. 41,344,389,257 (as per DC rate 2018-19). It is pertinent to mention here that the said scheme was introduced in 1934 by the British government for development and enhancement of the quantity of horse for the sole use of military purposes. Audit is of the view that, as the purpose of allotment of land is of no value in current period of time even if compared the value of land bounded for said scheme. This scheme should be reviewed and appropriate steps required to be taken to either retrieve the land, allotment of the land permanently on payment of cost of land in instalment, or at least reasonable lease rent may be fixed to enhance the government revenue.

This resulted into unjustifiable allotment of state land which indicates weak administrative and internal controls.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, it was directed to take up the matter with the District Remount Officer, Sahiwal.

Audit recommends to review allotment criteria of the scheme for the best utilization of state land.

[PDP No. 24291]

2.4.37 Un-lawful retention of Government Land valuing of Rs. 36,264.843 million without renewal of tenancy period under “Horse breeding Scheme”

According to Notification No.4292-83/ 2537-C.L (I) dated 09.8.1983 issued under Section 10(2) of the Colonization of Government Lands (Punjab) Act,1912, the Governor of the Punjab is pleased to issue the statement of conditions for the grant of state land for animal breeding in colony area of the Province of the Punjab. As per clause 3, 19, 33 & 49 of notification the state land shall be granted for the sole purpose of animal breeding only for a specific non-renewable period. The tenant shall always keep under fodder crop, paddock area not less than 1/6 of the total acre age and maintain the same in good condition by proper growing hedge, seeding and reseeded with gross and other fodder crops to the satisfaction of the District Remount Officer while in the remaining area he may grow wheat, rice or other cash crops. However, on breach of any term and conditions of his lease, he may be penalized accordingly.

Contrary to above, during audit of the General Assistant (Colonies) District Khanewal upto the year 2018-19, it was observed that 936 allottees having huge value of state land of Rs.36,264,843,641(as per DC rate 2018-19) had neither renewed their tenancy period nor surrendered the land in favor of Government. Further as per field officer reports, the land allotted under the horse breeding schemes used for agriculture purpose as against the purpose for which the said state land was allotted. The following record was also not produce/available:

- i. Proof of permanent residence at allotted land.
- ii. Proof of self-cultivation.
- iii. Proof of not doing job anywhere.

- iv. Record of penalties imposed by District Remount Officer on breach of conditions.
- v. Stud register.
- vi. Proof for cultivation of fodder crop.
- vii. Proof for construction of stables.
- viii. Proof for animal to be kept for breeding.
- ix. Proof of animal handed over to Remount officer.

This resulted into un lawful retention of state land without renewal of tenancy period which indicates weak administrative and internal controls.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, it was directed to take up the matter with the District Remount Officer, Sahiwal.

Audit recommends to repossessed state land besides provide relevant record to audit.

[PDP No.24292]

2.4.38 Non-retrieval of land from encroachment of value Rs.27,106.980 million

According to section 32 (Power of re-entry in case of squatters and trespassers) of the Colonization of Government Lands (Punjab) Act, 1912 when the Collector is satisfied that any person has taken or is in possession of land in a colony to which he has no right or title, the Collector may, in addition to any other powers he may possess, forthwith re-enter upon the land and resume possession of it and take possession of all crops, trees and buildings thereon on behalf of Government without payment of any compensation whatsoever.

Contrary to above, during examination of the record of General Assistant (Colonies) District Khanewal and Bahawalpur upto the year 2018-19, it was observed that 15078-Acres of land valuing of Rs.27,106,980,498 was encroached by the illegal occupants as detailed below. However, the amount of rent and any other benefits enjoyed by the encroachers of land is not included in above mentioned amount:

Sr.No	Name of Formation	PDP No.	Amount
1	General Assistant Revenue Khanewal (Colony Branch)	24294	4,187,751,313
2	General Assistant Revenue Bahawalpur(Colony Branch)	24051	22,919,229,185
			27,106,980,498

This has resulted into non retrieval of land from illegal occupants which indicates weak administrative and internal controls.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed to ensure the compliance and retrieval of land.

Audit recommended that the department should take action for retrieval/vacation of state land forcefully besides imposition and recovery of the tawan from illegal cultivators.

2.4.39 Un-justified possession/allotment of land to deceased and other Lambardars of valuing of Rs.3423.615 million.

According to section 16 read with section 17&18 of the West Pakistan Land Revenue Rules,1968, a sufficient number of headmen shall be appointed to every estate, and this number when once fixed shall not be

increased or reduced except by or under the order of the Commissioner section.

During scrutiny of the record related to Colonies Branch, District Khanewal for the year upto 2018-19 revealed that three Lambardars were died (date of death not given) but the land having value of Rs.83,540,125 was still in possession of their legal heirs. It is pertinent to mention that the main objective of this scheme was to accommodate the lambardars in lieu of their services regarding collection of government revenue including abiana/tawan as well as helping in running of government business. Audit is of the view that as the main duty of collection of Abiana and Tawan is shifted by the government to the Punjab Irrigation and Drainage Authority (PIDA) since 2011 in District Khanewal, therefore the allotment/possession of state land by the Lambardars valuing Rs.3,423,615,376 is not justifiable. Further no criteria/ performance indicator has been defined by the department regarding allotment of land to lambardars.

This resulted into unjustifiable allotment/possession of agricultural state land to lambardars.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, it was decided to formulate and finalize the policy in this regard.

Audit recommended that the department may set a criteria/performance indicator regarding allotment of land to lambardars of whole districts of the Punjab besides review of the procedure for improvement of the criteria in the best interest of government.

[PDP No. 24296]

2.4.40 Illegal allotment of land against the criteria and misuse of land granted under Chief Minister Scheme valuing- Rs.732.461 million

According to Notification No.3040-2003/1921-C.L(I) dated 1st September, 2003, issued under section 10(2) of the Colonization of Government Lands (Punjab) Act, 1912, the Government of the Punjab Colonies Department is please to issue the following “statement of conditions” for the grant of state land for agriculture purposes to landless tenants and small land owners in Punjab Province under Chief Minister’s Program for landless peasants of the province. As per condition 5(a) of the notification the condition of eligibility of the allotment of state land is that the landless residents of the same revenue estate as self-cultivating tenant for not less than five year whereas the in-eligibility of land was that no person shall be granted land under this scheme who is owing four acres land and above.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that the department had allotted 47 lots valuing of Rs.732,460,178 under this scheme. However, the allotment criteria were not fully observed while allotting these lots. The allottees have also mis-used the land i.e. used of land for other than agriculture purpose as evident from the departmental inquiry held under the order of the District Collector, Khanewal issued vide No. 1464-66/C-II/GAR dated 21-06-2014. The said committee inquired/reported misuse of land and indicated breach of conditions thereto but the department had neither cancelled the allotments/ejected the occupants nor recovered the outstanding dues leviable thereon on misuse of state land till now.

This resulted in illegal retention/allotment and misuse of land since long without payment of penalty/tawan.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed to ensure the compliance accordingly.

Audit recommended that effective steps are required to probe the matter besides retrieval of state land and imposition of penalty on breach of conditions.

[PDP No. 24297]

2.4.41 Un-due retention of state Land of valuing Rs. 274.61 million without obtaining NOC and mutation

According to section 32 of the Colonization of Government Lands (Punjab) Act, 1912, when the Collector is satisfied that any person has taken or is in possession of land in a colony to which he has no right or title, the Collector may, in addition to any other powers he may possess, forthwith re-enter upon the land and resume possession of it and take possession of all crops, trees and buildings thereon on behalf of Government without payment of any compensation whatsoever.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that the state land measuring 65 acres, 4 kanals and 13 marla of valuing Rs.274,612,303 as per DC rate situated in Mouza Ali Chappa, Abdul Hakeem, and Tehsil Kabirwala is the property of the Provincial Government but the said land is still in the control/utilization of Military Estate Department since 1978.

This resulted into undue retention of state land without obtaining approval/NOC from Board of Revenue Punjab as well as Mutation of land.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019. Despite of repeated requests, the PAO did not convene meeting of the Departmental Accounts Committee.

DAC, in its meetings held in January 2020, it was directed to take up the matter with the Military Estates Office, Multan and compliance in this regard be assured.

Audit recommends that effective steps be taken for retrieval of state land besides fixation of responsibility for inaction and imposition of penalty as per law.

[PDP No. 24298]

2.4.42 Illegal retention and mis-use of state land of valuing Rs.218.971 million

According to section 32 of the Colonization of Government Lands (Punjab) Act, 1912, when the Collector is satisfied that any person has taken or is in possession of land in a colony to which he has no right or title, the Collector may, in addition to any other powers he may possess, forthwith re-enter upon the land and resume possession of it and take possession of all crops, trees and buildings thereon on behalf of Government without payment of any compensation whatsoever.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that the state land measuring 1094 kanals and 13 marla valuing of Rs.218,970,737 situated in residential, commercial as well as in agricultural area of the four villages of Tehsil Kabirwala, is the property of

the Provincial Government but the said land is still in the control/utilization of military estate since 1961 without any approval and mutation in favor of military estate for temporary military stay (*Fauji Paraw*). However, it was learnt that said land is now totally used for agriculture as well as commercial purposes on rent basis despite of military use/purpose.

This resulted into undue retention of state land without obtaining approval/NOC from Board of Revenue Punjab as well as Mutation of land.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, it was directed to take up the matter with the Military Estates Office, Multan and compliance in this regard be assured.

The audit recommended that effective steps are required to be taken for retrieval of state land besides fixation of responsibility for inaction and imposition of penalty as per law.

[PDP No. 24299]

2.4.43 Illegal operation of petrol pump on state land of valuing Rs.76.865 million without obtaining NOC.

According to section 32 of the Colonization of Government Lands (Punjab) Act, 1912, when the Collector is satisfied that any person has taken or is in possession of land in a colony to which he has no right or title, the Collector may, in addition to any other powers he may possess, forthwith re-enter upon the land and resume possession of it and take possession of all crops, trees and buildings thereon on behalf of Government without payment of any compensation whatsoever.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that

the petrol pump situated at Ghosia Chowk, Abdul Hakeem ,Tehsil Kabirwala namely Haji Abdul Sattar Petrol Pump is working on state land having area of 2 Kanal, 12 Marlas and 4 Sarsai, the value of which comes to Rs.76,865,250 as per D.C rates, without obtaining NOC/approval from Board of Revenue because this land is the property of the Provincial Government.

This resulted into undue retention of state land without obtaining NOC/approval from Board of Revenue Punjab as well as Mutation of land.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, it was directed to take up the matter with the Military Estates Office, Multan and compliance in this regard be assured.

The audit recommended that effective steps are required to be taken for retrieval of state land besides probe into the matter to fix responsibility.

[PDP No.24301]

2.4.44 Loss to Government exchequer due to non-auction of land forwarded to Regional Privatization Committee of valuing Rs.69.882 million

According to clause 8 of The Punjab Privatization Board Process/Procedure (Terms & Conditions) for Auction of Government Properties Regulations, 2013, Auction Committees shall sale out state properties as prescribe below:

- i) Auction of Government properties having assessed value of more than Rs.50 million will be conducted by the Provincial Privatization Committee (PPC).

- ii) Auction of Government properties having assessed value of more than Rs.20 million and up to Rs.50 million will be conducted by the Regional Privatization Committees.
- iii) whereas auction of Government properties having assessed value up to Rs.20 million will be conducted by the District Privatization Committees.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that three cases of state land of valuing Rs. 69,881,977 falling under category (ii) above were referred to Punjab Privatization Board by District administration of Khanewal in April, 2014 but these properties were neither referred to Regional Privatization Committee (RPC) nor any action was taken by the responsible authority towards auction of these properties.

This resulted into non-auction of state land despite lapse of a considerable period of time.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed to take up the matter with the Punjab Privatization Board for comments and kept the para pending.

Audit recommends to probe the matter for non-auction of state land.

[PDP No. 24302]

2.4.45 Unauthorized lease of land of 25 Acres by Punjab Seed Corporation worth - Rs.18.750 million

According to section 19 of the Colonization of Government Lands (Punjab) Act 1912, except as provided in section 17, none of the rights or

interests vested in a tenant by or under the Government Tenants (Punjab) Act, 1893, or this Act, shall, without the consent in writing of the Commissioner, be transferred or charged by any sale exchange, gift, will, mortgage or other private contract, other than a sub-lease for not more than one year in the case of a tenant who has not acquired a right of occupancy, and seven years in the case of a tenant who has acquired a right of occupancy. Any such transfer or charge made without such consent in writing shall be void, and if the transferee has obtained possession, he shall be ejected under the orders of the Collector:

Provided that the right of sub-letting conferred by this section shall not release any tenant from a condition requiring him to reside in the state in which his tenancy is situated.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto 2018-19, it was observed that Punjab Seed Corporation has been allotted land with area of 6,269 acres but out of which, the Corporation had further lease out an area of 25 acres land having value of Rs.18,750,000 ascertained on DC rates, to the Punjab Silver Land Bio Technology Company (Pvt) Limited without obtaining the consent/approval of the competent authority.

This act of Seed Corporation resulted into unauthorized lease of state land of valuing Rs.18,750,000 which indicates weak administrative and internal controls.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, it was directed to take up the matter with the Punjab Seed Corporation and compliance in this regard be assured.

Audit recommended take action for retrieval/vacation of state land besides imposition/recovery of penalties involved thereon.

[PDP No. 24306]

**2.4.46 Non/doubtful realization of sales proceeds of auction
Rs. 394,834.**

As per auction procedure laid down for achievement of maximum price of state land, all the auction shall be made through Punjab Privatization Board (PPB), Regional Privatization Committee (RPC) or District Privatization Committee (DPC). According to terms of payments, the bidders shall have to deposit 5% of the assessed price as Call Deposit before the start of auction. The highest bidder shall pay 25% of the bid money within 3 days of the auction while 25% within 10 days of the acceptance of accepting letter and remaining 50% as third instalment within 30 days of the payment of 2nd instalment. In case of failure of payment in accordance with the prescribed schedule the amount equal to Call Deposit shall be forfeited.

Contrary to above, during audit of the record of the General Assistant (Colonies), District Khanewal upto the year 2018-19, it was observed that an amount of Rs.394,834 was deposited by Mr. Asif Iqbal vide TC No.11 dated 14.10 1998 on account of sales proceeds of auction of state land but the same could not be verified by the District Accounts Officer Khanewal on the request of the department of dated 21.8.2000.

This resulted into doubtful realization of sales proceeds of auction of Rs.394,834 as treasury verified challans were not found which indicates weak financial and internal controls.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed the formation to ensure the compliance accordingly.

Audit recommends to provide the verified treasury challan.

[PDP No. 24324]

2.4.47 Unjustified allotment of Government Land for DHA instead of General Public and Agriculture purposes- Rs.992.738 million.

According to section 24 of the Land Reforms Regulation, Act, 1972 and Restrictions of Alienation and Land Reforms Act, 1977, the grantee shall not alienate by sale, gift, mortgage or otherwise, the land or any portion thereof during the period of 25 years from the date of the grant of the land but shall be used for sole purpose of agriculture. Further as per letter No. PA/LAC /1237 dated 26-06-2014 issued by District Coordination Officer (DCO) Bahawalpur to DHA, a portion of land is demanded back as it was required for commencement as well as for accomplishment of different public projects.

Contrary to above, during examination of the record related to Colonies Branch, District Bahawalpur for the year upto 2018-19 it was observed that above provision of law was not observed in allotting of state land in the following cases:

- i. The allotment of state land to the extent of 716 acres & 13 kanals was reserve for Government projects that would be required for expansion of Bahawalpur city in public interest as envisage from above mentioned letter of the DCO Bahawalpur which stated that it would, therefore, be appropriated if notification related to DHA Bahawalpur be reviewed to exclude allotted land to DHA.

- ii. The sale of land of 1680 acres 2 kanal 12 marla to DHA Bahawalpur on 11.03.2015 was also un-justifiable in the light of issuance of above-mentioned land reforms and DCO Bahawalpur letter despite the facts that the Colonies Department had already allotted a portion of this land for temporary cultivation schemes to different allottees and they had developed and cultivating their land for agriculture purpose. Therefore, the above mentioned sale of land discourages farmers who level and set their land under temporary cultivation schemes.
- iii. The land was already reserved for University of Animal and Sciences Bahawalpur and other public sectors projects.
- iv. Approval of the government/cabinet was not shown to audit. Whereas the land has been allotted to GHQ and possession has been handed over to DHA Bahawalpur which is a separate entity.
- v. Policy followed for such allotment has not been shown to audit as no competitive bidding process was observed for sale of land.

This resulted in unjustified utilization of Government land of valuing -Rs.992.738 million for DHA instead of general Public and agriculture purpose.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed the formation to probe the matter thoroughly under the policy, as the matter under question is still not finalized. Para was kept pending for compliance within a week.

Audit recommended to investigation the matter at appropriate levels besides sale of land under question be dealt according to law and competitive process for sale of land should be adopted.

[PDP No. 24052]

2.4.48 Irregular and proxy auction of state land and Purchase of land - Rs.759.737 million.

According to para-9 of the Constitution and Functioning Procedures of the Regional Privatization Committees of the Punjab Privatization Board regarding sale agreement and transfer of land/property, after payment of all installments, fulfillment of terms and conditions and clearance of government dues/taxes, the District Collector shall sign the sale agreement and hand over the property to the buyer in all cases regardless of which is the owing Department of the Punjab Government.

Contrary to above, during scrutiny of record of the General Assistant (Colonies), Bahawalpur for the year upto 2018-19, following irregularities were observed in auction made by Punjab Privatization Board:

- i. Neither Call Deposit Receipts (CDR) Register was maintained nor any record was available which show the bidding of the other participations.
- ii. Advertisement was not given in English Format in English Newspaper. However as per advertisement it was mentioned that FBR taxes would not be applied and also mentioned that a highest bidder can transfer a land to any person which was totally against the auction policy given by Punjab Privatization Board.
- iii. The third-party Evaluators report regarding price of a land was not obtained.
- iv. Observation raised by Chief Minister Punjab that the names and designation of the members of the auction committee must be clearly

mentioned on the bid sheet and secondly the name of bidders, their CNIC numbers also be mentioned but these requirements were not fulfilled and land was transferred to other than bidder persons.

- v. The properties transferred to persons other than bidders without obtaining approval of the higher authorities.
- vi. All Taxes (FBR and Stamps duty) paid by other persons those who did not participate in the bidding process.
- vii. After the completion of auction proceedings, the committee had not sent their recommendations along with bid sheets for approval of the PPB.

This resulted into irregular auction of state land amounting to Rs.759.737 million to the persons other than bidders.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019

DAC, in its meetings held in January 2020, directed the formation to send the observation to Punjab Privatization Board for compliance within a week.

Audit recommended to recover the amount in question besides investigation of the matter at appropriate levels.

[PDP No. 24054]

2.4.49 Unjustified possession/allotment of State Land to Lambardars -Rs.24.479 million.

According to section 16 read with section 17&18 of the West Pakistan Land Revenue Rules ,1968,a sufficient number of headmen shall be appointed to every estate, and this number when once fixed shall not be increased or reduced except by or under the order of the Commissioner section.

Contrary to above, during scrutiny of record of the General Assistant (Colonies), Bahawalpur for the year upto 2018-19, it was observed that 100 kanal agricultural land was allotted to each lambardar in three cases in Tehsil Khairpur Tam e wali, District Bahawalpur. Out of which two lamabrdars have been died but the land valuing of Rs.15,674,799 was still lying in their possession. However, it is also mentioned here that the cost benefit analysis is only 2% because recovery position is very low as compared to benefit, they are getting from allotted land of valuing Rs.24,479,361 in 3 cases.

Audit is of the view that no criteria/performance indicator has been defined by the department regarding allotment of land to lambardars. List of Lambardars was provided but land allotted to them and recovery position from these lambardars was not shown to audit.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed to formulate and finalize the policy in this regard.

Audit recommended to review the criteria/performance indicator defined by the department regarding allotment of land to lambardars of whole districts of the Punjab.

[PDP No. 24060]

2.4.50 Loss of Government Revenue due to non-registration of conveyance deed- Rs129.056 million.

According to Sr. No. (vi) of the sanction Order No.208-2015/209-CS-II dated 11.3.2015 issued by the Government of the Punjab Colonies Department, Lahore, a conveyance deed should be executed, stamped and registered at the expense of vender.

Contrary to above, during scrutiny of record of the General Assistant (Colonies), Bahawalpur for the year upto 2018-19, it was observed that 1086 kanals of agricultural state land was sold to Defense Housing Authority Bahawalpur on consideration value of Rs.992,737,766 but the conveyance deed was neither registered till the date of audit nor paid the leviable tax thereon as per law. However, the possession of the land has been given to the DHA, Bahawalpur without registering the sale deed.

This resulted into loss of government revenue amounting to Rs.129,055,910 calculated on the basis of old rates however current rates will be applied at the time of registration. It is pertinent to mention here that DHA Bahawalpur getting huge revenue on sale of its files related to this land without registration of conveyance deed.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, discussed the matter in depth and directed the formation to furnish current status after proper investigation/ verification within 15-days.

Audit recommends to recover the amount in question besides probe into the matter.

[PDP No. 24062]

2.4.51 Misuse of land by lessees of Fish Farms Schemes - Rs. 32.398 million.

According to Circular No. 7402-87/7033-C.L(I) Government of the Punjab Colonies Department, Lahore dated 11th October, 1987, no state land within municipal limits will be leased out for Fish Farming. Normal unit of allotment would not exceed 4 acre, but Government may allow upto 6.25 acre, in its discretion. Only waste and uncultivable land, e.g. barrow

pits, disused bricks kilns etc., may be allowed for the purpose. However, market rent would be charged and the lease period would be 5 years extendable upto 15 years. Rent would be reassessed after every five years and such extension will be granted only if the District Collector is satisfied about the past performance of the lessee in proper working of the farm.

Contrary to above, during scrutiny of record of the General Assistant (Colonies), Bahawalpur for the year upto 2018-19, it was observed that the allottees of Fish Farm scheme were not using land as per criteria define in above mentioned scheme. The following discrepancies are observed:

- i. The whole land was not use for fish Farming and the allottees misused the land for other purpose as envisage from BOR Letter No 4298-2006/507-CII Dated 14-03-2007 in which order to serve notices to the allottees under section 24 of the Colony Act, 1912.
- ii. Renewal was not made even after lapse of 15 years.
- iii. No affidavit/undertaking was available as required under above circular.
- iv. No efforts are seem to be made for ejectment of allottees.
- v. Allotments were not cancelled on non-payment of lease rent.
- vi. Rent was not re-assessed after every five years.
- vii. No certificate from the Manager of commercial Bank that the applicant had sufficient funds at his credit for defraying charges to be incurred in the establishment of the Farm and its proper working was found available.
- viii. No Tawan has been imposed till the date of audit on undue retention of state land.

- ix. The allottees Mr. Muhammad Sharif s/o Saraj Din (total land 50 kanal) has died but land was still in use of his legal heirs.

However, despite issuance of Order No.2466/Colony dated 30 April 2007 by the District Officer Revenue, Bahawalpur about misuse of land, the department had neither cancelled the allotments/ejected the occupants nor recovered the outstanding dues leviable thereon due to undue possession of state land.

This resulted into misuse of land of valuing-Rs. 32.398 million by lessees of Fish Farms Schemes during the year 2018-19 which indicates weak financial and internal control of the department.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed the DC to probe the matter and his finding report be furnished with the detail of pending arrears/dues (if any) within 15-days.

Audit recommends to probe the matter besides recovery of government dues involved therein and retrieval of land misused by the allottees.

[PDP No. 24064]

2.4.52 Undue retention of State Land under Army Welfare Scheme- Rs.21.000 million.

According to Notification No 4887-82/436-C-IV Government of the Punjab Colonies Department, Lahore Memorandum dated 7th February 1983, the Government of the Punjab has approved the terms and condition under which allotment of the state land measuring 8095 acres to Army Personnel in the District Bahawalpur.

During scrutiny of record of the General Assistant (Colonies), Bahawalpur for the year upto 2018-19, it was observed that in one case land measuring 200 kanal (square No. 21, kila No.1-25) located at Chak No. 22/BC, Tehsil and District Bahawalpur was allotted to PJO-1294 Honorary/Capt. Pir Muhammad vide ADC office Bahawalpur allotment Order No. 2428 to 2430 dated 10 November 1984. The said land has been cancelled by competent authority vide GHQ letter number 7778/1981/182/1294/WR-1 dated 12 February 2019.

It was learnt during audit of Colony Branch district Bahawalpur that the cancellation of the allotted land was due the reason that the Honorary/Capt. Pir Muhammad has also been allotted a piece of land in District Badin of Sindh Province under Army Welfare Scheme.

Audit is of the view that the land was allotted to the allottee in the province of Punjab and Sindh and remained under the possession of allottees for a long time of valuing of Rs.21,000,000 due to weak NOC issuance criteria as the land was allotted firstly in one province and secondly in other province.

This resulted into double allotment of land which indicates weak administrative and internal controls.

The matter was reported to the respective formations as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed the DC to probe the matter and his finding report be furnished with the detail of pending arrears/dues (if any) within 15-days.

The audit recommends to assess and recover the government dues including tawan/penalty involved thereon due to undue possession/retention of state land besides fixing responsibility of person at fault.

[PDP No. 24065]

2.4.53 Non utilization of Government Land as per criteria - Rs.368.750 million

According to Notification No. 1234-2010/780-CLI dt. 6.3.2010, the Governor of the Punjab is pleased to issue the “statement of conditions” on which the Government is willing to grant lease of certain available states agriculture land situated outside the prohibited zones in the colony districts to Agriculture Graduates, Veterinary Graduates and Forestry Graduates.

During scrutiny of record of the General Assistant (Colonies), Bahawalpur for the year upto 2018-19, it was observed that as per record 149 lots (each consisted upon 100 kanal) had been allotted to different Agri and veterinary graduates but it is astonishing that possession of land was given to only 90 allottees whereas in 59 cases the allotted state land is still remained un-delivered to the actual allottees despite lapse of more than 8 years. Further no allotment of land was made to forestry graduates.

However, the 90 allottees who took possession of land under this scheme was not inspected by the official of Agriculture and Livestock department to check how the allottees are utilizing land whether they are developing a land or not.

This resulted into non-utilization of land valuing of Rs.368,750,000 (approx.) properly for the purpose for which it was allotted in accordance with statement of conditions/criteria.

The matter was reported to the respective formation as well as to the Principal Accounting Officer in October 2019.

DAC, in its meetings held in January 2020, directed the DC to probe the matter and his finding report be furnished with the detail of pending arrears/dues (if any) within 15-days.

The audit recommended to retrieve the state land from illegal occupants and probe the matter besides fixing the responsibility for inaction in this regard.

[PDP No. 24066]

CHAPTER 3

THE PUNJAB REVENUE AUTHORITY

3.1 *Introduction*

A)

According to Sales Tax Act, 1951 sales tax on services was the Federal Subject. The Federal Government, however, asked Provinces in year 2000 to introduce legislations to manage Provincial Sales Tax on Services. Further, 18th Constitutional Amendment read with 7th NFC Award empowered the provinces to collect and administer sales tax on services.

Accordingly, the Punjab Government established Punjab Revenue Authority (PRA), as an autonomous organization under the administrative control of Finance Department, with automated tax payment and collection system on 1.07.2012. It also enacted the Punjab Sales Tax on Services Act, 2012 in supersession of the Punjab Sales Tax Ordinance, 2000.

B) Comments on Budgeted Receipts (Variance Analysis)

During the Financial Year 2018-19, the Punjab Revenue Authority collected an amount of Rs. 101 billion against the revised targets of Rs. 151.575 billion.

A comparison of original budgeted revenue estimates, revised estimates and actual receipts for the year 2018-19 is tabulated below. The variation between the revenue target and actual receipts is depicted both in absolute and percentage terms:

(Rs. in billion)

Variance Analysis for Punjab Revenue Authority 2018-19							
S #	Category	Head of Account	Budgeted Estimates	Revised Estimates	Actual receipts as per Financial Statement	Variation excess/ (less) Col.6-5	Percentage of Variation
1	2	3	4	5	6	7	8
1	Punjab Sales Tax on Services	B0-2385	152	101	90	(11)	(10.90%)

The above figures highlight that the actual receipts were 10.90% less than the revised revenue estimates for the financial 2018-19. The original revenue estimates were decreased by 33.55%. The management needs to analyze the causes of revenue shortfalls and take corrective action accordingly.

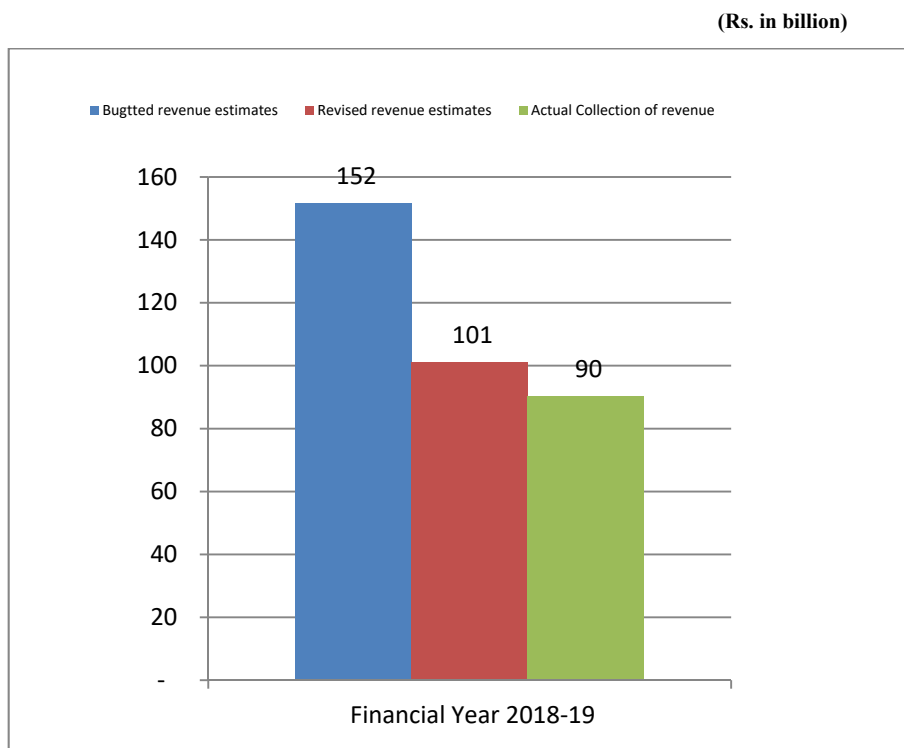
The Punjab Revenue Authority has just able to achieve its revenue targets during the financial year 2018-19. Comparison of receipts targets and actual receipts for the financial year 2017-18 and 2018-19 is given below in the table:

(Rs. in billion)

Year	Budgeted Estimates	Revised Estimates	Actual receipts as per Financial Statement
2017-18	127	112	106
2018-19	152	101	90

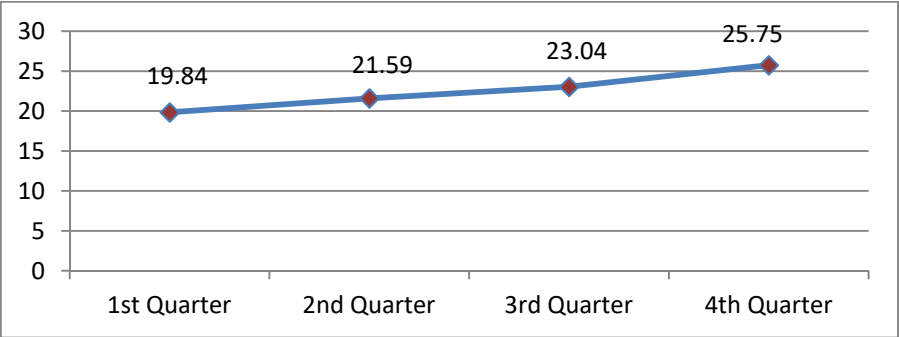
The above figures show that actual receipts in 2018-19 were less than the last financial year i.e. 2017-18. The Punjab revenue authority has fallen short in achieving its revenue targets.

The comparison of budgeted revenue estimates, revise revenue estimates and actual collection of department for the financial year 2018-19 also in the following graph;



As seen, the above graph shown that the actual receipts were below than the original and revised estimates.

The quarterly Tax revenue collection during the financial year 2018-19 was as under:



The above line chart showing the upward trend of revenue collected by the department quarterly. However, the pace of increase is not very significant.

Audit profile of Punjab Revenue Authority

(Rs. in million)

Sr. No	Description	Total No	Audited	Expenditure audited FY 2018-19	Revenue/Receipts audited FY 2018-19
1	Formations	1	1		99,141
2	<ul style="list-style-type: none"> • Assignment Accounts • SDAs 	-	-	-	-
3	Authorities /Autonomous Bodies etc Under the PAO	-	-	-	-
4	Foreign Aided Projects (FAP)	-	-	-	-

3.2 *Classified Summary of Audit Observations*

Audit observations (recoveries) amounting to Rs. 85,480 million were raised in this report during the current audit of Punjab Revenue Authority.

Overview of Audit observations

(Rs. in million)

Sr. No	Classification	Amount
1	Non production of record (cases)	0
2	Reported cases of fraud, embezzlement, and misappropriation	-
3	Irregularities (Non/short realization of Govt. revenue)	85,480
4	Value for money and service delivery issues	
5	Others,	

3.3 *Brief Comments on the Status of Compliance with PAC Directives*

No PAC meeting was held till the finalization of the report.

3.4 AUDIT PARAS

3.4.1 Non-Recovery of Punjab Sales Tax due to issuance of stay orders-Rs. 19,081.395 million

According to the Clause 4A of Article 199 of the Constitution of Islamic Republic of Pakistan, read with Law Department's Circular No. 1929-89/2059 dated: 23.08.1989, any stay order issued by the Civil Courts against the recovery of Government dues, ceases to have effect on the expiry of period of six months from the day on which the stay order is issued.

During audit of Punjab Revenue Authority, Lahore it was noticed that recovery proceedings of Punjab Sales Tax on services in 97 cases were not initiated during 2018-19 besides lapse of six months from the day on which the stay order were issued.

Audit is of the view that non-pursuance by the management resulted in non-recovery/blockage of Punjab Sales Tax on services to the tune of Rs. 19,081.395 million.

The matter was reported to the Authority in October 2019 but no satisfactory reply was received.

Despite of repeated requests, the PAO did not convene meeting of the Departmental Accounts Committee.

Audit recommends that vigorous efforts be made to get the stay orders vacated besides effecting recovery of government dues.

[PDP No.23983]

3.4.2 Non collection of Punjab Sales Tax by Public Sector Organization-Rs. 236.275 million

According to section 52 (1) & (2) of the Punjab Sales Tax on Services Act, 2012, where by reason of inadvertence, error, misconstruction or for any other reason, any tax or charge has not been levied or has been short levied, the person liable to pay such amount of the tax or charge shall be served with a notice, within five years of the relevant tax period requiring him to show cause for payment of the amount specified in the notice. Further where by reason of some collusion, abetment, deliberate attempt, misstatement, fraud, forgery, false or fake documents, any tax or charge has not been paid or is, short paid, the person liable to pay such tax shall be served with a notice within five years of relevant tax period, requiring him to show cause for non-payment of such tax.

During audit of Punjab Revenue Authority, Lahore, it was noticed that 14 public sector departments did not withhold the PST from the payments made to suppliers on account of services rendered during 2018-19. The adjudicating authorities of the Punjab Revenue Authority has passed the assessment orders under section 52 of the Act, for recovery of tax along with penalty on these services but the same was not yet recovered.

Audit is of the view that inaction on part of management resulted into non-realization of government revenue to the tune of Rs.236,275,150.

The matter was reported to the Authority in October 2019, but no satisfactory reply was received.

Despite of repeated requests, the PAO did not convene meeting of the Departmental Accounts Committee.

Audit recommends strenuous efforts may be made for recovery of government dues without further delay.

[PDP No.23979]

3.4.3 Non recovery of Punjab Sales Tax on services and default surcharge from assesseees – Rs.65,716.690 million

According to section 24(1) of the Punjab Sales Tax on Services Act 2012 “where on the basis of any information acquired during an audit, inquiry, inspection or otherwise, an officer of the Authority is of the opinion that a registered person has not paid the tax due on taxable services provided by him or has made short payment, the officer shall make an assessment of the tax actually payable by that person and shall impose a penalty and charge default surcharge in accordance with sections 48 and 49 of the Act.

During audit of the Punjab Revenue Authority, Lahore it was noticed that the department did not realize Punjab Sales Tax along with penalty and surcharge from 150 defaulters during 2018-19.

Audit is of the view that inaction on part of management resulted into non-realization of government revenue to the tune of Rs.65,716,690,610

The matter was reported to the Authority in October 2019, but no satisfactory reply was received.

Despite of repeated requests, the PAO did not convene meeting of the Departmental Accounts Committee.

Audit recommends that strenuous efforts be made for recovery of government dues without further delay.

[PDP 23980]

3.4.4 Non finalization of assessment proceedings from the record impounded under section 56 of the Act - Rs 192.810 million.

According to section 56 the Punjab Sales Tax on Services Act 2012, any officer, authorized in this behalf by the Authority shall have free and full access to the business premises, registered office or any other place where any business records or documents required under this Act and the rules are kept or maintained by any registered person or a person liable for registration or whose business activities are covered under this Act and such officer may, at any time, inspect the records, data, documents, correspondence, accounts, statements, utility bills, bank statements, information regarding nature and sources of funds or assets with which his business is financed, and any other records or documents, in any form or mode and may take into his custody such records, statements, diskettes or documents, in original or copies, in such form as the officer may deem fit against a signed receipt.

During audit of the Punjab Revenue Authority, Lahore it was observed that the record of 8 companies or registered persons involving huge amount of tax had been impounded for assessment of tax liabilities but did not finalize the assessment process of sales tax on services despite lapse of a considerable period.

Audit is of the view that inaction on part of management resulted into non-realization of government revenue to the tune of Rs. 192,810,409.

The matter was reported to the Authority in October 2019, but no satisfactory reply was received.

Despite of repeated requests, the PAO did not convene meeting of the Departmental Accounts Committee.

Audit recommends that strenuous efforts be made for collection of revenue from FBR without further delay.

[PDP No 23982]

3.4.5 Non-realization of default surcharge on late deposit of Punjab Sales tax on services – Rs. 64.747 million.

According to section 49 of the Punjab Sales Tax on Services Act 2012 “if a registered person does not pay the tax due or any part thereof, whether willfully or otherwise, on time or in the manner as specified under the act, rules or notification or procedures issued thereunder, he shall in addition to the tax due and any penalty under section 48 of the Act, pay the default surcharge at the prescribed rate.

During examination of record of Punjab Revenue Authority, Lahore for the year 2018-19, it was observed that in 1576 cases, the registered persons of the Punjab Revenue Authority had filed their monthly tax due after the due date prescribed under section 2(17) of the Act but default surcharge leviable under the law was neither imposed by the authority nor paid by the return filers.

Audit is of the view that inaction on part of management resulted into non-recovery of govt. revenue amounting to Rs.64,747,174.

The matter was reported to the Authority in October 2019, but no satisfactory reply was received.

Despite of repeated requests, the PAO did not convene meeting of the Departmental Accounts Committee.

Audit recommended to either clarify the position or initiate the proper proceedings of assessment and recovery of amount involved under the law against defaulters.

[PDP No. 23981]

3.4.6 Non imposition of penalty on non-filing of return for sales tax on services Rs. 187.780 million.

According to 48 (2) (2) of the Punjab Sales Tax On Services Act 2012, where any person fails to furnish a return within the due date as specified under section 2(17) i.e. 15th day of the month following the end of the tax period, or such other date as the Authority may, by notification in the official Gazette, he shall be liable to pay a penalty of ten thousand rupees provided if a return is not filed within fifteen days of the due date, a penalty of two hundred rupees for each day of default shall be levied.

During examination of record of Punjab Revenue Authority, Lahore for the year 2018-19, it was observed that 2438 registered persons had neither paid sales tax nor filed the returns after lapse of prescribed period but no action has been taken by the revenue authority regarding imposition of penalty.

Audit is of the view that inaction on the part of management has resulted in non-recovery of Govt. revenue amounting to Rs.187,780,000.

The matter was reported to the Authority in October 2019, but no satisfactory reply was received.

Despite of repeated requests, the PAO did not convene meeting of the Departmental Accounts Committee.

Audit recommends that proper proceedings be taken against the late filers for assessment and recovery.

[PDP 23984]

MFDAC**(ANNEXURE -1)****EXCISE, TAXATION & NARCOTICS CONTROL DEPARTMENT***(Amount in Rupees)*

Sr.No	Name of Formation	AIR No./PDP No.	Para No./Part No.	Subject	Amount
1.	MRA (Non Tie Up)	24030	1/PART-II	Non - Resolving of Governance Issues	-
2.	Zone-I Rawalpindi	24162	1/PART-II	Non - Resolving of Governance Issues	-
3.	Zone-II Rawalpindi	24177	1/PART-II	Non - Resolving of Governance Issues	-
4.	ETO Faisalabad III	23758	Part-I	Loss of vend fee due to breakage	157,201
5.	ETO III Faisalabad	F-6560	14/PART-II	Improper survey of open plots/lands	-
6.	ETO Faisalabad III	F-6560	15/PART-II	Non reconciliation revenue figures related to professional tax	-
7.	MRA (Non Tie Up)	F-6586	1/PART-II	Non delivery of number plates and smart cards as per media reports	-
8.	(MRA), Tie Up,Lahore	F-6536	1/PART-II	Non/availability production of record of scan data of all new registered, alteration and transferred vehicles during 2017-19	-
9.	(MRA), Tie Up,Lahore	F-6536	2/PART-II	Non issuance of Registration number plates and smart card with in given time period	-
10.	(MRA), Tie Up,Lahore	F-6536	2/PART-II	Internal audit wing exist but no internal audit was conducted	-
11.	(MRA), Tie Up,Lahore	F-6536	3/PART-II	Non fixation of targets by excise and taxation department to MRA-Tie-up Lahore	-
12.	(MRA), Tie Up,Lahore	F-6536	4/PART-II	Non segregation of revenue figure between MRA tie-up and non-tie up	-
13.	(MRA), Tie Up,Lahore	23530	9/Part-I	Non recovery of penalty from registering authority of Rs. 468,543 due to registering of vehicles of non-filer	468,543
14.	DG Excise & Taxation Lahore	24331	5/Part-I	Excess expenditure than budget allocation	3,620,217
15.	DG Excise & Taxation Lahore	24333	7/Part-I	Non recovery of excess drawls of POL	148,065

16.	DG Excise & Taxation Lahore	24337	11/Part-I	Loss of Public funds due to ill planning regarding printing of sheets i.e. security featured printed vehicle registration book	228,958
17.	DG Excise & Taxation Lahore	24327	Part-I	Irregular payment of pay & allowances	11.11 million
18.	DG Excise & Taxation Lahore	23430	Part-I	Irregular payment on account of scanning	132.20 million
19.	DG Excise & Taxation Lahore	24336	Part-I	Purchases without immediate requirement	6.46 million
20.	DG Excise & Taxation Lahore	24341	Part-I	Unnecessary printing of registration book	2.25 million
21.	DG Excise & Taxation Lahore	24332	Part-I	Non-surrendering of savings	26,300,091
22.	D.G Excise & Taxation, Lahore	6612	1/PART-II	Irregular purchase of Tyres	172,860
23.	D.G Excise & Taxation, Lahore	6612	2/PART-II	Irregular expenditure on purchase of goods from incorrect head of accounts	100,248
24.	D.G Excise & Taxation, Lahore	6612	3/PART-II	Non/Improper Maintenance of Fixed Assets Register	-
25.	DG Excise & Taxation Lahore	6612	4/Part-II	Irregular expenditure on pending Liabilities	7,538,137
26.	D.G Excise & Taxation, Lahore	6612	5/PART-II	Non disposal of condemned / Unserviceable items	75000
27.	D.G Excise & Taxation, Lahore	6612	6/PART-II	Improper Maintenance of Service Books	-
28.	D.G Excise & Taxation, Lahore	6612	7/PART-II	Irregular payment of GST to the firms	13,364
29.	D.G Excise & Taxation, Lahore	6612	8/PART-II	Non reconciliation of Expenditure Statements with A.G Punjab	-
30.	D.G Excise & Taxation, Lahore	6612	9/PART-II	Irregular drawl of conveyance allowance during leave period	11,403
31.	D.G Excise & Taxation, Lahore	6612	11/PART-II	Less deduction of Income Tax	5,532
32.	D.G Excise & Taxation, Lahore	6612	12/PART-II	Non auction of used oil.	2,600
33.	D.G Excise & Taxation, Lahore	6612	13/PART-II	Non-completion of service books and leave accounts	-
34.	DG Excise & Taxation Lahore	6612	14/Part-II	Maintaining huge balances in Revolving Funds Account	203.237,869
35.	D.G Excise & Taxation, Lahore	6612	15/PART-II	Non reconciliation of cash book, bank account with treasury office	-
36.	D.G Excise & Taxation, Lahore	6612	16/PART-II	Improper maintenance of Cash Book	-
37.	D.G Excise & Taxation, Lahore	6612	17/PART-II	Irregular expenditure without sanction advice/order	-
38.	D.G Excise & Taxation, Lahore	6612	18/PART-II	Non resolving of Governance issues	-

39.	D.G Excise & Taxation, Lahore	6612	19/PART-II	Periodic Physical verification Reports of Stores and Stocks	-
40.	ETO (I + II) Faisalabad	6584	1/PART-II	Non-Reconciliation of Revenue Figures with The Treasury Office.	-
41.	ETO Bahawalpur	24113	24/Part-I	Excess expenditure than budget allocation	1,796,799
42.	ETO Bahawalpur	24114	25/Part-I	Non surrendering of savings	5,206,580
43.	ETO Bahawalpur	6592	1 PT-II	Non achievement of Target (52.944)	-
44.	ETO Bahawalpur	6592	2 PT-II	Non-assessment of open plot	-
45.	ETO Bahawalpur	6592	3 PT-II	Non reconciliation of Revenue figure	-
46.	ETO Bahawalpur	6592	4 PT-II	Irregular drawl of conveyance allowance during leave	11,016
47.	ETO Bahawalpur	6592	5 PT-II	Non completion of service book and leave account	-
48.	ETO Bahawalpur	6592	6 PT-II	Non realization of property tax from state owned organization	121,667
49.	ETO Bahawalpur	6592	7 PT-II	Governance Issue	-
50.	ETO DG Khan	24050	20/Part-I	Non surrendering of savings	651,740
51.	ETO DG Khan	24049	19/Part-I	Excess expenditure than budget allocation	2,263,014
52.	ETO D.G Khan	6587	2 PT-II	Non achievement of Target (20.197)	-
53.	ETO D.G Khan	6587	3 PT-II	Governance issue	-
54.	ETO Gujrat	23701	Part-I	Non/Defective maintenance of log books for consumption	310,936
55.	ETO Gujrat	23702	Part-I	Irregular/doubtful expenses on Stationery items	191,412
56.	ETO Gujrat	6552	30/PART-II	Defective Maintenance of Cash Book	-
57.	ETO Gujrat	6552	31/PART-II	Non-Completion of Service Books and Leave Accounts	-
58.	ETO Gujrat	6552	32/PART-II	Non-Maintenance of Fixed Assets Register	-
59.	ETO Gujrat	6552	33/PART-II	Improper facilities for customers	-
60.	ETO Gujrat	6552	29/PART-II	Non-Reconciliation of Revenue Figures with The Treasury Office.	-
61.	ETO I Rawalpindi	6596	1/PART-II	Non-realization of Property Tax under section 9(C)(ii) –	40, 076
62.	ETO I Rawalpindi	6596	2/PART-II	Non-realization of Property Tax from demolished as well as under constructed Properties	-
63.	ETO I Rawalpindi	6596	3/PART-II	Non-realization of property tax from owners of Commercial properties -	-

64.	ETO I Rawalpindi	6596	4/PART-II	Non- reconciliation of revenue figures with Treasury	-
65.	ETO II Rawalpindi	6597	1/PART-II	Non-realization of Property Tax from demolished as well as under constructed Properties	-
66.	ETO II Rawalpindi	6597	2/PART-II	Non- reconciliation of revenue figures with Treasury	-
67.	ETO Multan-I	6601	01ParT-II	Non reconciliation of Revenue figure	-
68.	ETO Multan-I	6601	02ParT-II	Non achievement of Target (37.096)	-
69.	ETO Multan-I	6601	03ParT-II	Non assessment of open plot	-
70.	ETO Rahim Yar Khan	23733	17/Part-I	Excess expenditure than budget allocation	9,425,202
71.	ETO Rahim Yar Khan	23734	18/Part-I	Non surrendering of savings	6,768,242
72.	ETO Rahim Yar Khan	23736	19/Part-I	Irregular expenditure on purchases of POL without entering into any written contract/agreement	1,543,231
73.	ETO Rahim Yar Khan	F-6557	1/PART-II	Non-realization of advance income tax on auction money of registration in Marks/attractive numbers	48,460
74.	ETO Rahim Yar Khan	F-6557	2/PART-II	Non-realization of property tax due to short/non transfer old arrear from old demand register (PT-8) to new demand computer (PT-8)	8,041
75.	ETO Rahim Yar Khan	F-6557	3/PART-II	Loss of revenue due to non-realization of life time token tax	5,200
76.	ETO Rahim Yar Khan	F-6557	4/PART-II	Non-Delivery of number plates and smart cards	-
77.	ETO Rahim Yar Khan	F-6557	5/PART-II	Non- reconciliation of figures of revenue heads under Motor registration Branch	-
78.	ETO Rahim Yar Khan	F-6557	6 PT-II	Non-Reconciliation of Revenue/Expenditure Figures with Treasury	-
79.	ETO Rahim Yar Khan	F-6557	7 PT-II	Public Service Issues	-
80.	ETO Rahim Yar Khan	F-6557	8/PART-II	Cash Book not maintained properly	-
81.	ETO Rahim Yar Khan	F-6557	9/PART-II	Non disposal of unserviceable/condemned stock	36,500
82.	ETO Rahim Yar Khan	F-6557	10/PART-II	Physical verification of Store and Stock	-
83.	ETO Rahim Yar Khan	F-6557	11/PART-II	Non maintenance of schedule of payments	-
84.	ETO Rahim Yar Khan	F-6557	12/PART-II	Defective Maintenance of Service Books	-

85.	ETO Sargodha	23874	21/Part-I	Excess expenditure than budget allocation	13,340,321
86.	ETO Sargodha	23875	22/Part-I	Non surrendering of savings	30,956,716
87.	ETO Sargodha	23878	25/Part-I	Non auction of unserviceable items	510,500
88.	ETO Sargodha	F-6575	1/PART-II	Non-Delivery of number plates and smart cards	-
89.	ETO Sargodha	F-6575	2/PART-II	Non- reconciliation of figures of revenue heads under Motor registration	-
90.	ETO Sargodha	F-6575	3/PART-II	Public Service Issues	-
91.	ETO Sargodha	F-6575	4/PART-II	Non-Reconciliation of Expenditure Figures with Treasury for the year 2016-19	-
92.	ETO Sargodha	F-6575	5/PART-II	Cash Book not maintained properly	-
93.	ETO Sargodha	F-6575	6 PT-II	Physical verification of Store and Stock	-
94.	ETO Sargodha	F-6575	7 PT-II	Defective Maintenance of Service Books.	-
95.	ETO Sargodha	F-6575	8/PART-II	Non maintenance of fixed asset register	-
96.	ETO Sargodha	F-6575	9/PART-II	Non-Verification of Qualification Certificates from Concerned Institution / Boards Of The officials/ Officers	-
97.	ETO Sialkot	23622	20/Part-I	Non surrendering of savings	4,901,589
98.	ETO Sialkot	23623	21/Part-I	Excess expenditure than budget allocation	5,066,276
99.	ETO Sialkot	6545	1/PART-II	Non realization arrear of property tax on open plot	26,095
100.	ETO Zone V Lahore	6609	1/PART-II	Non-Reconciliation of Revenue Figures with The Treasury Office	-
101.	ETO Zone V Lahore	6609	2/PART-II	Non-Achievement of Revenue Targets amounting to Rs.110.778 million	-
102.	ETO Zone X	6588	1/PART-II	Non-Reconciliation of Revenue Figures with The Treasury Office.	-
103.	ETO Zone X	6588	2/PART-II	Governance related issues at ETO zone 10	-
104.	ETO Zone-IX	6535	1/PART-II	Improper facilitation to customers	-
105.	ETO Zone-IX	6535	2/PART-II	Non reconciliation of Revenue figures with treasury	-
106.	ETO Zone-VII	6527	1/PART-II	Non reconciliation of Revenue figures with treasury	-
107.	ETO, Zone V, (Property Tax) Lahore.	F-6526	1/PART-II	Short-realization of property tax due to calculation errors Rs. 360,933	360,933

108.	ETO, Zone V, (Property Tax) Lahore.	F-6526	2/PART-II	Non-Reconciliation of Revenue Figures with The Treasury Office	-
109.	ETO, Zone VI, (Property Tax) Lahore.	F-6607	1/PART-II	Non assessment of open plots /land Rs. 11,106	-
110.	ETO, Zone VI, (Property Tax) Lahore.	F-6607	2/PART-II	Non-reconciliation of revenue figures with Treasury Rs. 425 Million	-
111.	ETO, Zone-II, Multan	F-6595	1/PART-II	Improper survey of open plots /land Rs. 46,919	46,919
112.	ETO, Zone-II, Multan	F-6595	2/PART-II	Improper measurement of open plots	-
113.	ETO, Zone-II, Multan	F-6595	3/PART-II	Improper survey of open plots /land Rs. 67,671	67,671
114.	ETO, Zone-II, Multan	F-6595	4/PART-II	Inadmissible exemption from Property Tax to widows allowed under Section 4(g) - Rs. 40,004	40,004
115.	ETO, Zone-II, Multan	F-6595	5/PART-II	Excess exemption of Property Tax to retired government servants Rs. 6,072	6,072
116.	ETO, Zone-II, Multan	F-6595	6/PART-II	Non-reconciliation of revenue figures with Treasury	-
117.	ETO-III- Rawalpindi	F-6580	1/PART-II	Non- assessment of property tax on vacant plots	-
118.	ETO-III- Rawalpindi	F-6580	2/PART-II	Public Service Issues	-
119.	ETO-III- Rawalpindi	F-6580	3/PART-II	Non-Reconciliation of Revenue Figures with Treasury for the year 2018-19	-
120.	ETO-III- Rawalpindi	F-6580	4/PART-II	Non-verification of property Tax challan by District Accounts office Rawalpindi amounting to Rs.808830 for the year 2018-19	808,830
121.	ETO, Entt. & Professional Tax Rawalpindi	F-6556	1/PART-II	Public Service Issues	-
122.	ETO, Entt. & Professional Tax Rawalpindi	F-6556	2/PART-II	Non-Reconciliation of Revenue Figures with Treasury	-
123.	ETO, Excise Lahore	F-6532	1/PART-II	Non-Production of challans and statement of Still Head/ Manufacturing Duty	-
124.	ETO,Excise Lahore	F-6532	2/PART-II	Internal audit not conducted	-
125.	ETO,Excise Lahore	F-6532	3/PART-II	Non verification/ Reconciliation of GST from Inland Revenue Department	-
126.	ETO, Zone IV Rawalpindi	F-6550	1/PART-II	Public Service Issues	-

127.	ETO, Zone IV Rawalpindi	F-6550	2/PART-II	Non-Reconciliation of Revenue Figures with Treasury	-
128.	ETO, Zone IV Rawalpindi	F-6550	3/PART-II	Improper Survey without measurements of open plots	-
129.	ETO, Zone IV Rawalpindi	F-6550	4/PART-II	Non-conduction of survey after completion of five year for preparation of New Valuation List	-
130.	ETO, Zone IV Rawalpindi	F-6550	5/PART-II	Internal Audit Report not Produced	-
131.	ETO, Zone XV Lahore	F-6600	1/PART-II	Non- reconciliation of revenue figures with Treasury	-
132.	ETO, Zone XV Lahore	F-6600	2/PART-II	Public Service Issues	-
133.	ETO, Zone XV Lahore	F-6600	3/PART-II	Improper Survey without measurements of open plots	-
134.	ETO, Zone XV Lahore	F-6600	4/PART-II	Non-conduction of survey after completion of five year for preparation of New Valuation List	-
135.	ETO, Zone XV Lahore	F-6600	5/PART-II	Internal Audit not conducted	-
136.	Motor Registering Authority Faisalabad	F-6563	1/PART-II	Non-realization of advance income tax on auction money of registration in Marks/attractive numbers – Rs.380,656	380,656
137.	MRA, Faisalabad	F-6563	2/PART-II	Non issuance of Registration number plates and smart card with in stipulated time	-
138.	MRA, Faisalabad	F-6563	3/PART-II	Public Service Issues	-
139.	MRA, Faisalabad	F-6563	4/PART-II	Internal audit not conducted	-
140.	MRA, Faisalabad	F-6563	5/PART-II	Non/availability production of record of scan data of all new registered, alteration and transferred vehicles during 2018-19	-
141.	MRA, Faisalabad	F-6563	6/PART-II	Non- reconciliation of figures of revenue heads under Motor registration Branch.	-
142.	Secretary Excise Lahore	24178	1/Part-I	Non/Defective maintenance of logbooks for consumption	2,038,066
143.	Secretary Excise Lahore	24181	4/Part-I	Irregular expenditure on repair of Vehicle	347,997
144.	Secretary Excise Lahore	24182	5/Part-I	Excess expenditure than budget allocation	2,929,778
145.	Secretary Excise Lahore	24183	6/Part-I	Non surrendering of savings	15,488,465

146.	Secretary Excise Lahore	24184	7/Part-I	Non recovery of excess drawls of POL	77,168
147.	Secretary Excise Lahore	F-6599	1/PART-II	Non verification of General Sales tax	519,116
148.	Secretary Excise Lahore	F-6599	2/PART-II	Irregular expenditure on purchase of goods from incorrect head of accounts	22,370
149.	Secretary Excise Lahore	F-6599	3/PART-II	Irregular expenditure on pending liabilities	274,684
150.	Secretary Excise Lahore	F-6599	4/PART-II	Irregular purchase of tyre	155,598
151.	Secretary Excise Lahore	F-6599	5/PART-II	Irregular drawl of conveyance allowance during leave period	15,685
152.	Secretary Excise Lahore	F-6599	6/PART-II	Less deduction of Income Tax	12,070
153.	Secretary Excise Lahore	F-6599	7/PART-II	Non/Improper Maintenance of Fixed Assets Register	-
154.	Secretary Excise Lahore	F-6599	8/PART-II	Non completion of service books and leave accounts	6,690
155.	ETO Admn Region B Lahore	22378	6/Part-I	Non/Defective maintenance of logbooks for consumption	2,680,802
156.	ETO Admn Region B Lahore	23418	1/Part-I	Non surrendering of savings	9,837,491
157.	ETO Admn Region B Lahore	23419	2/Part-I	Excess expenditure than budget allocation	14,457,866
158.	ETO Admn Region B Lahore	23420	3/Part-I	Non/Defective maintenance of logbooks for consumption	4,148,448
159.	ETO Admn Region B Lahore	23426	9/Part-I	Irregular expenditure on repair of Vehicle	3,877,240
160.	ETO Admn Region B Lahore	F-6521	1/PART-II	Non auction of used oil.	20,700
161.	ETO Admn Region B Lahore	F-6521	2/PART-II	irregular deduction of GST	17,442
162.	ETO Admn Region B Lahore	F-6521	3/PART-II	Non disposal of condemned and unserviceable items	-
163.	ETOAdmn Region B Lahore	F-6521	4/PART-II	Defective maintenance of cash book	-
164.	ETOAdmn Region B Lahore	F-6521	5/PART-II	non completion of service books	-
165.	ETOAdmn Region B Lahore	F-6521	6/PART-II	non obtaining of schedule of payments	-
166.	ETOAdmn Region B Lahore	F-6521	7/PART-II	non maintenance of fixed assets register	-
167.	ETOAdmn Region C Lahore	23338	Part-I	Non-surrendering of savings	21,160,491
168.	ETOAdmn Region C Lahore		Part-I	Unjustified expenditure on electricity charges	1.11 million
169.	ETOAdmn Region C Lahore	23387	Part-I	Unauthorized drawl of pay & allowances over & above sanctioned strength	9.99 million

170.	ETOAdmn Region C Lahore	23388	Part-I	Non surrendering of savings	21,160,491
171.	ETOAdmn Region C Lahore	23389	Part-I	Excess expenditure than budget allocation	6,510,626
172.	ETOAdmn Region C Lahore	23390	Part-I	Non/Defective maintenance of logbooks for consumption	1,899,075
173.	ETOAdmn Region C Lahore	23397	Part-I	Irregular mode of payments	815,280
174.	ETOAdmn Region C Lahore	23398	Part-I	Misclassified Expenditure	1,071,540
175.	ETOAdmn Region C Lahore	F-6513	2/PART-II	Non reconciliation of revenue figures	-
176.	ETOAdmn Region C Lahore	F-6513	3/PART-II	comments on internal controls of the entity	-
177.	ETO, Entt. & Luxury Tax Lahore	23417	/Part-I	Non-realization of Entertainment duty	221,000
178.	ETO, Zone V, Lahore	23447	Part-I	Non-realization of property tax despite expiry of stay orders-	17,248,442
179.	ETO, Zone-IX, Lahore	23515	Part-I	Non-realization of property tax despite expiry of stay orders-	2,169,362
180.	ETO-Sialkot	23608	Part-I	Non-realization of property tax despite expiry of stay orders-	2,264,557
181.	ETO, Zone IV, Rawalpindi	23654	Part-I	Non-realization of property tax despite expiry of stay orders-	55,845
182.	ETO Bahawalpur	24106	Part-I	Non-realization of property tax despite expiry of stay orders-	98,997
183.	ETO Zone XV, Lahore	24193	Part-I	Non-realization of property tax despite expiry of stay orders-	25,713,402
184.	ETO, Multan-I	24206	Part-I	Non-realization of property tax despite expiry of stay orders-	4,962,574
185.	ETO, Zone-V, Lahore	24275	Part-I	Non-realization of property tax despite expiry of stay orders-	21,748,075
186.	ETO, Zone IV Rawalpindi	23660	Part-I	Non achievement of Revenue Targets of Rs. 25,135,000	-
187.	ETO, Zone IV Rawalpindi	23716	Part-I	Non achievement of Revenue Targets of Rs. 14,804,000	-
188.	ETO Rahim Yar khan	23717	Part-I	Non achievement of Revenue Targets of Rs.45.099 million	-
189.	ETO, , Zone XV Lahore	24195	Part-I	Non achievement of Revenue Targets of Rs. 28,108,000	-
190.	ETO Zone-IX	23509	Part-I	Loss of government revenue due to non-carrying forward of arrears of property tax-Rs.	153,375

BOARD OF REVENUE PUNJAB

BOARD OF REVENUE (Tehsildar)

(Amount in Rupees)

Sr.No	Name of Formation	AIR No/PDP No.	Para No./Part No.	Subject	Amount
1	Tehsildar Vehari	23647	Part-I	Irregular Payment of <i>Lambardar Fee</i>	25,143
2	Tehsildar Cantt Lahore	23444	Part-I	Irregular Payment of <i>Lambardar Fee</i>	20048
3	Tehsildar Vehari	F-6549	1/Part II	Non/short-realization of advance tax from purchaser of immoveable property -	1,830,319
4	Tehsildar Vehari	F-6549	2/Part II	Suppression of demand of Agricultural Income Tax on land bases sustains a difference of Rs. 10108851 and 30061 of Acres	-
5	Tehsildar Vehari	F-6549	3/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office	-
6	Tehsildar City Lahore	F-6524	1/Part II	Non-Reconciliation of Revenue Figure With The Treasury Office	-
7	Tehsildar Cantt Lahore	F-6525	1/Part II	Non-Reconciliation of Revenue Figure With The Treasury Office	-
8	Tehsildar Saddar Multan	F-6602	1/Part II	Non-Reconciliation of Revenue Figure With The District Accounts/Treasury Office	-
9	Tehsildar Sargodha	F-6583	1/Part II	Non Maintenance of receipts registers and consolidated record for recoveries	-
10	Tehsildar Sargodha	F-6583	2/Part II	Loss to Government Exchequer Due to Non-Finalization of Mutations Pending on Behalf Patwaries Subsequently Handed Over to LRMIS System.	-

11	Tehsildar Sargodha	F-6583	3/Part II	Governance related issues at Tehsildar Office	-
12	Tehsildar Sargodha	F-6583	4/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office	-
13	Tehsildar Rahimyar Khan	F-6551	1/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office	-
14	Tehsildar Rahimyar Khan	F-6551	2/Part II	Non conduction of internal audit	-
15	Tehsildar Saddar Faisalabad	F-6576	1/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office	-
16	Tehsildar Saddar Faisalabad	F-6576	2/Part II	Non conduction of internal audit	-
17	Tehsildar Jhang	24237	Part-I	Non-realization of tehsil municipal committee fee on oral sale of rural land –Rs. 818,389	818,389
18	Tehsildar Jhang	24239	Part-I	Non-realization of tehsil municipal committee fee on oral sale of rural land –Rs. 783,385	783,385
19	Tehsildar Sargodha	23957	Part-I	Non-realization of tehsil municipal committee fee on oral sale of rural land –Rs. 431,448	431,448
20	Tehsildar Sargodha	23961	Part-I	Non-realization of tehsil municipal committee fee on oral sale of rural land –Rs. 58,500	58,500
21	Tehsildar Vehari	23651	Part-I	Non-realization of tehsil municipal committee fee on oral sale of rural land –Rs. 1,051,170	1,051,170
22	Tehsildar Saddar Multan	24219	Part-I	Non-realization of tehsil municipal committee fee on oral sale of rural land –Rs. 1,073,427	1,073,427

23	Tehsildar Vehari	23646	Part-I	Loss due to non levy of 10% surcharge on late payment of Abiana	49,658
24	Tehsildar Saddar Multan	24220	Part-I	Loss due to non levy of 10% surcharge on late payment of Abiana	202,701
25	Tehsildar Rahim Yar Khan	23664	Part-I	Loss due to non-levy of 10% surcharge on late payment of Abiana	123,218
26	Tehsildar Cantt Lahore	23441	Part-I	Loss due to non-levy of 10% surcharge on late payment of abiana	30,818
27	Sub registrar city Multan	24250	Part-I	Non-realization of tehsil municipal committee fee on oral sale of rural land – Rs.617,561	617,561
28	ARC-Vehari	23809	Part-I	Non-realization of tehsil municipal committee fee on oral sale of rural land – Rs.378,636	378,636

BOARD OF REVENUE (Arazi Record Center)

Sr.No	Name of Formation	AIR No/PDP No.	Para No./Part No.	Subject	Amount
1	Arazi Record Center, Pakpattan.	F-6548	1/Part II	Non-Reconciliation of Revenue Figure With The District Accounts/Treasury Office	-
2	Arazi Record Center, Pakpattan.	F-6548	2/Part II	Non preparation and non-maintenance of computerized record/Discrepancies in Provision of record	-
3	Arazi Record Center, Pakpattan.	F-6548	3/Part II	Irregular/ unjustified expenditure Construction of Shed without approval of competent authority and provision of PC-1 Rs.	1,483,500
4	Arazi Record Center, R.Y.Khan	F-6554	1/Part II	Non-Reconciliation of Revenue Figure With The District Accounts/Treasury Office	-
5	Arazi Record Center, R.Y.Khan	F-6554	2/Part II	Discrepancies in Provision of record	-

6	Arazi Record Center, R.Y.Khan	F-6554	3/Part II	Non-Maintenance of Cash Book of Bank Account # 6580099039400013	-
7	Arazi Record Center, R.Y.Khan	F-6554	4/Part II	Non-deduction of Income Tax, PST and GST	21,460
8	Arazi Record Center, Kharian	F-6571	1/Part II	Non Finalization of oral mutation involving blockade of Govt Revenue.	1,675,728
9	Arazi Record Center, Kharian	F-6571	2/Part II	Non-Reconciliation of Revenue Figure With The District Accounts/Treasury Office	-
10	Arazi Record Center, Kharian	F-6571	3/Part II	Discrepancies in Provision of record	-
11	Arazi Record Center, Dunyapur.	F-6598	1/Part II	Ineffective governance and difficulties for customers on daily basis.	-
12	Arazi Record Center, Dunyapur.	F-6598	2/Part II	Discrepancies in Provision of record	-
13	Arazi Record Center, Dunyapur.	F-6598	3/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office Rs. 531,598,858	-
14	Arazi Record Center, Dunyapur.	F-6598	4/Part II	Non-Maintenance of Cash Book of Bank Account # 016201101121800005	-
15	Arazi Record Center, Dunyapur.	F-6598	5/Part II	Non preparation and non-maintenance of computerized record/Discrepancies in Provision of record	-
16	Arazi Record Center, Dunyapur.	F-6598	6/Part II	Poor governance of management due to insecurity of job in ARC, Dunyapur	-
17	Arazi Record Center, Dunyapur.	F-6598	7/Part II	In-efficiency and bad governance of PLRA to notify Alive data to service Centre In-charge, Dunyapur	-
18	Arazi Record Center, Dunyapur.	F-6598	8/Part II	Non-Finalization of oral mutations	-
19	Arazi Record Center, Dunyapur.	F-6598	9/Part II	Irregular/unjustified expenditure Construction of Shed without approval of competent authority and provision of PC-1 Rs.	814,882
20	Arazi Record Center, Dunyapur.	F-6598	10/Part II	Non maintenance of Generator record Rs.	694,131

21	Arazi Record Center, Khanewal	F-6581	1/Part II	Ineffective governance and difficulties for customers on daily basis.	-
22	Arazi Record Center, Khanewal	F-6581	2/Part II	Discrepancies in Provision of record	-
23	Arazi Record Center, Khanewal	F-6581	3/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office Rs. 388,782,361	-
24	Arazi Record Center, Khanewal	F-6581	4/Part II	Non-Maintenance of Cash Book of Bank Account # 15457	-
25	Arazi Record Center, Khanewal	F-6581	5/Part II	Non preparation and non-maintenance of computerized record/Discrepancies in Provision of record	-
26	Arazi Record Center, Khanewal	F-6581	6/Part II	Poor governance of management due to insecurity of job in ARC, Khanewal	-
27	Arazi Record Center, Khanewal	F-6581	7/Part II	In-efficiency and bad governance of PLRA to notify Alive data to service Centre In-charge, Khanewal	-
28	Arazi Record Center, Khanewal	F-6581	8/Part II	Non-Finalization of oral mutation involving blockade of Govt. Revenue.	9,022,500
29	Arazi Record Center, Khanewal	F-6581	9/Part II	Irregular/unjustified expenditure Construction of Shed without approval of competent authority and provision of PC-1.	1,451,640
30	Arazi Record Center, Khanewal	F-6581	10/Part II	Non availability of challans in the system Rs. 109,225,000.	-
31	Arazi Record Center, Khanewal	F-6581	11/Part II	Non maintenance of record	-
32	Arazi Record Center, Saddar Multan.	F-6593	1/Part II	Ineffective governance and difficulties for customers on daily basis.	-
33	Arazi Record Center, Saddar Multan.	F-6593	2/Part II	Discrepancies in Provision of record	-
34	Arazi Record Center, Saddar Multan.	F-6593	3/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office Rs.	-

35	Arazi Record Center, Saddar Multan.	F-6593	4/Part II	Non availability of challans in the system Rs. 135,744,125.	-
36	Arazi Record Center, Saddar Multan.	F-6593	5/Part II	Non preparation and non-maintenance of computerized record/Discrepancies in Provision of record	-
37	Arazi Record Center, Saddar Multan.	F-6593	6/Part II	Poor governance of management due to insecurity of job in ARC, sadar Multan	-
38	Arazi Record Center, Saddar Multan.	F-6593	7/Part II	In-efficiency and bad governance of PLRA to notify Alive data to service Centre In-charge, Multan	-
39	Arazi Record Center, Saddar Multan.	F-6593	8/Part II	Non-Finalization of oral mutation involving blockade of Govt. Revenue Rs.	-
40	ARC-Nankana	F-6573	1/Part II	Non-Reconciliation of Revenue Figure With The District Accounts/Treasury Office	-
41	ARC-Nankana	F-6573	2/Part II	Non preparation and non-maintenance of computerized record/Discrepancies in Provision of record	-
42	ARC-Nankana	F-6573	3/Part II	Vulnerable Security of Arazi Record Centers	-
43	ARC-Nankana	F-6573	4/Part II	Governance related issues at Arazi Record Center.	-
44	ARC-Nankana	23832	10/Part I	Irregular/unjustified expenditure Construction of Shed without approval of competent authority and provision of PC-1.	118,450
45	ACR-Depalpur	23791	10/Part I	Irregular/unjustified expenditure Construction of Shed without approval of competent authority and provision of PC-1.	354,200
46	ARC-Lohdhran	F-6591	1/Part II	Discrepancies in Provision of record	-
47	ARC-Lohdhran	F-6591	2/Part II	loss of government revenue due to non-updating of status	-

48	ARC-Lohdhran	F-6591	3/Part II	non-maintenance of cash book of bank account	-
49	ARC-Lohdhran	F-6591	4/Part II	fixation of DC rate below than average or previous rate	-
50	ARC-Lohdhran	F-6591	5/Part II	Governance related issues at Arazi record center Lohdhran.	-
51	ARC-Lohdhran	F-6591	6/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
52	ADLR Texela	F-6590	11/Part II	Blockade of Government revenue due to non finalization of mutations	-
53	ADLR Texela	F-6590	12/part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
54	ADLR Texela	F-6590	13/Part II	internal audit not conducted	-
55	ADLR Texela	F-6590	13/part II	Public service Issues	-
56	ADLR Texela	F-6590	14/Part II	Discrepancies in maintenance of record	-
57	ARC Saddar Rawat Rawalpindi	F-6544	6/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
58	ARC Toba Tek Singh	F-6542	7/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
59	ARC Toba Tek Singh	F-6542	8/Part II	internal audit not conducted	-
60	ARC Toba Tek Singh	F-6542	9/Part II	Non finalization of mutations 85 cases	-
61	ARC Pir Mahal	F-6540	9/Part II	Non-Realization capital value tax on oral mutations	14000

62	ARC Pir Mahal	F-6540	10/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
63	ARC Pir Mahal	F-6540	11/Part II	internal audit not conducted	-
64	ARC Pir Mahal	F-6540	12/part II	Non finalization of mutations 127 cases	-
65	ARC Pir Mahal	F-6540	13/Part II	Short Realization of mutation fee on " Waqaf Nama" due to under valuation on oral mutations	19438
66	ADLR Sialkot	F-6553	1/Part II	Short Realization of oral mutation fee due to under valuation	-
67	ADLR Sialkot	F-6553	2/Part II	Short Realization of mutation fee on " Waqaf Nama".	-
68	ADLR Sialkot	F-6553	3/Part II	internal audit not conducted	-
69	ADLR Sialkot	F-6553	4/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
70	ARC Jhang	F-6566	1/Part II	Short Realization of oral mutation fee on degree cases	17938
71	ARC Jhang	F-6566	2/Part II	Public service Issues	-
72	ARC Jhang	F-6566	3/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
73	ARC Jhang	F-6566	4/Part II	internal audit not conducted	-
74	ARC Jhang	F-6566	5/Part II	Non finalization of mutations 150 cases	-
75	ADLR Okara	F-6569	1/Part II	Short Realization of mutation fee due to under valuation".	25073

76	ADLR Okara	F-6569	2/Part II	internal audit not conducted	-
77	ADLR Okara	F-6569	3/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
78	ADLR Vehari	F-6568	1/Part II	internal audit not conducted	-
79	ADLR Vehari	F-6568	2/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
80	ADLR Borewala	F-6572	5/Part II	Blockade of Government revenue due to non-finalization of mutations	-
81	ADLR Borewala	F-6572	6/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office	-
82	ADLR Borewala	F-6572	7/Part II	Non conduction of internal audit	-
83	ADLR Borewala	F-6572	8/Part II	Public service Issues	-
84	ADLR Borewala	F-6572	9/Part II	Discrepancies in maintenance of record	-
85	ADLR Borewala	F-6572	10/Part II	Non production of auditable record	-
86	ARC Kabirwala	F-6567	4/Part II	Non starting of computerized services/operations of 27 mouzajats	-
87	ARC Kabirwala	F-6567	5/Part II	Non-Finalization of pending mutation within stipulated time	-
88	ARC Kabirwala	F-6567	6/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office	-
89	ARC Kabirwala	F-6567	7/Part II	Internal Audit report not produced	-

90	Arazi Record Center, Chichawatni	F-6603	6/Part II	Ineffective governance and difficulties for customers on daily basis.	-
91	Arazi Record Center, Chichawatni	F-6603	7/Part II	Discrepancies in Provision of record	-
92	Arazi Record Center, Chichawatni	F-6603	8/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office Rs. 266,431,597	-
93	Arazi Record Center, Chichawatni	F-6603	9/Part II	Non-Maintenance of cash book of bank account No. 5310030327500010	-
94	Arazi Record Center, Chichawatni	F-6603	10/Part II	Non preparation and non-maintenance of computerized record/Discrepancies in Provision of record	-
95	Arazi Record Center, Chichawatni	F-6603	11/part II	poor Governance of management due to insecurity of job in ARC Chichawatni	-
96	Arazi Record Center, Chichawatni	F-6603	12/part II	Inefficiency and bad governance of PLRA to notify alive data to service center incharge	-
97	Arazi Record Center, Chichawatni	F-6603	13/Part II	Non-Finalization of oral mutation involving blockade of Govt. Revenue	-
98	Arazi Record Center, Chichawatni	F-6603	14/Part II	Irregular/ unjustified expenditure Construction of Shed without approval of competent authority and provision of PC-1.	1,326,272
99	Arazi Record Center, Chichawatni	F-6603	15/Part II	Irregular Expenditure on diesel and non-auction of Mobil oil	369,870

BOARD OF REVENUE (Sub Registrar)

Sr. No.	Name of Formation	AIR No/PDP No.	Para No./Part No.	Subject	Amount
1	Sub Registrar Gulberg Town, Lahore	F-6531	1/Part II	Unauthorized registration of 3808 document of immoveable property involving revenue through local commission	-
2	Sub Registrar Gulberg Town, Lahore	F-6531	2/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office Rs. 1,463,032,034	-
3	Sub Registrar Gulberg Town, Lahore	F-6531	3/Part II	Discrepancies in maintenance of record and process relating to registration of sale deeds of immoveable property	-
4	Sub Registrar Gulberg Town, Lahore	F-6531	4/Part II	Un-justify registration of deeds without obtaining of NOC from Excise and Taxation Department during 2019-18./Non Recovery of property tax of millions of rupee due to non-obtaining of NOC from Excise and Taxation Department	-
5	Sub-Registrar, Chunian.	F-6539	1/Part II	Discrepancies in maintenance of record and process relating to registration of sale deeds of immoveable property	-
6	Sub-Registrar, Chunian.	F-6539	2/Part II	Non-Recovery of property tax of millions of rupees due to non-obtaining of NOC from Excise and Taxation Department	-
7	Sub-Registrar, Chunian.	F-6539	3/Part II	Loss of millions (on account of CVT) of rupee due to not registering of immoveable property situated in urban area/municipal committee	-
8	Sub-Registrar, Chunian.	F-6539	4/Part II	Loss to government due misclassification of oral mutation as waqafnama.	13600
9	Sub-Registrar, Chunian.	F-6539	5/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
10	Sub Registrar (City) Rawalpindi	F-6570	1/Part II	Non- Availability/Production of Challans On A/C TMA fee on Purchase/Transfer of immoveable Property Rs. 16,247,110.	-
11	Sub Registrar (City) Rawalpindi	F-6570	2/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office	-
12	Sub Registrar (City) Rawalpindi	F-6570	3/Part II	Non-Deposit of Mutation Fee on Registered Deed Rs. 68,400	68400

13	Sub Registrar Saddar, Gujranwala	F-6564	1/Part II	Non-availability/Production of Challans On A/C TMA fee on Purchase/Transfer of immoveable Property Rs.37.918 million	-
14	Sub Registrar Saddar, Gujranwala	F-6564	2/Part II	Short-realization of stamp duty on registration of General Power of Attorney.	28000
15	Sub Registrar Saddar, Gujranwala	F-6564	3/Part II	Non-Finalization of Registered deeds involving blockade of Govt Revenue Rs. 6024500.	-
16	Sub Registrar Saddar, Gujranwala	F-6564	4/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
17	SR Data Ganj Bukhsh Town Lahore	F-6534	1/Part II	Non reconciliation of monthly revenue figure with A.G. Punjab/District Accounts Office	-
18	SR Data Ganj Bukhsh Town Lahore	F-6534	2/Part II	Non conducting internal audit for the period 2018-19	-
19	Sub-Registrar Samanabad	F-6517	1/Part II	Short Realization of Stamp duty due to under valuation	9125
20	Sub-Registrar Samanabad	F-6517	2/Part II	Non-Reconciliation of Revenue Figure with The Treasury Office	-
21	Sub Registrar Saddar, (Rural) Rawalpindi	F-6543	6/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
22	Sub Registrar Saddar, (Rural) Rawalpindi	F-6543	7/Part II	Discrepancies in maintenance of record	-
23	Sub Registrar Saddar, (Rural) Rawalpindi	F-6543	8/Part II	internal audit not conducted	-
24	Sub Registrar Saddar, (Rural) Rawalpindi	F-6543	9/Part II	Non production of auditable record	-
25	Sub Registrar Urban Sialkot	F-6541	7/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
26	Sub Registrar Fateh Jang	F-6538	8/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-

27	Sub Registrar Nishter Town Lahore	F-6528	8/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
28	Sub Registrar Nishter Town Lahore	F-6528	9/Part II	Non-Conducting of Internal Audit	-
29	Sub Registrar Ravi Town Lahore	F-6529	8/Part II	Non-Conducting of Internal Audit	-
30	Sub Registrar Ravi Town Lahore	F-6529	9/Part II	Non-Obtaining of NOC from Excise and Taxation Department	-
31	Sub Registrar Wahgha Town Lahore	F-6530	6/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
32	Sub Registrar Wahgha Town Lahore	F-6530	7/Part II	Non-Recovery of property tax of millions of rupee due to non-obtaining of NOC from Excise and Taxation Department	-
33	Sub Registrar Wahgha Town Lahore	F-6530	8/Part II	internal audit not conducted	-
34	Sub Registrar Wahgha Town Lahore	F-6530	9/Part II	Improper maintenance of record	-
35	Sub Registrar Wahgha Town Lahore	F-6530	10/Part II	Non production of auditable record	-
36	Sub Registrar Allama Iqbal Town Lahore	F-6537	9/Part II	Non conduction of internal audit	-
37	Sub Registrar Allama Iqbal Town Lahore	F-6537	10/Part II	Non-Obtaining of NOC from Excise and Taxation Department	-
38	Sub Registrar Allama Iqbal Town Lahore	F-6537	11/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
39	Sub Registrar Urban I-II Gujrawala	F-6561	1/Part II	internal audit not conducted	-

40	Sub Registrar Urban I-II Gujrawala	F-6561	2/Part II	Non-Obtaining of NOC from Excise and Taxation Department	-
41	Sub Registrar Urban I-II Gujrawala	F-6561	3/Part II	Public service Issues	-
42	Sub Registrar Pattoki	F-6562	1/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
43	Sub Registrar Pattoki	F-6562	2/Part II	Improper Facilitation for Customers	-
44	Sub Registrar Shakar Garh	F-6558	1/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
45	Sub Registrar Wazirabad	F-6559	5/Part II	Less realization of stamp duty on power of attorney	14604
46	Sub Registrar Wazirabad	F-6559	6/Part II	Non conduction of internal audit	-
47	Sub Registrar Wazirabad	F-6559	7/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
48	Sub Registrar Urban Shalimar Town Lahore	F-6608	1/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
49	Sub Registrar Tehsil Ferozwala	F-6574	7/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office	-
50	Sub Registrar Tehsil Ferozwala	F-6574	8/Part II	Non-Obtaining of NOC from Excise and Taxation Department	-
51	Sub Registrar Tehsil Ferozwala	F-6574	9/Part II	Non conduction of internal audit	-
52	Sub Registrar Rural Sialkot	F-6582	1/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office	-
53	Sub Registrar Rural Sialkot	F-6582	2/Part II	Public service Issues	-
54	Sub Registrar Rural Sialkot	F-6582	3/Part II	Non conduction of internal audit	-

55	Sub Registrar Hasilpur	F-6577	10/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office	-
56	Sub Registrar Hasilpur	F-6577	11/Part II	Public service Issues	-
57	Sub Registrar Hasilpur	F-6577	12/part II	Non conduction of internal audit	-
58	Sub Registrar urban I Faisalabad	F-6546	1/Part II	Short realization of stamp duty on mortgage deeds	118500
59	Sub Registrar urban I Faisalabad	F-6546	2/Part II	Non production of mutation fee challans	-
60	Sub Registrar urban I Faisalabad	F-6546	3/Part II	Non attachment of FBR and as well as other receipts deposited challans registered deeds of FDA	-
61	Sub Registrar urban I Faisalabad	F-6546	4/Part II	internal audit not conducted	-
62	Sub Registrar urban I Faisalabad	F-6546	5/Part II	Non Obtaining of NOC from Excise and Taxation Department	-
63	Sub Registrar urban I Faisalabad	F-6546	6/Part II	Non-Reconciliation of Revenue Figure with the District Accounts/Treasury Office regarding stamp duty, registration fee, mutation fee, capital value tax, TMA fee and withholding tax(236 K, 236 C, 236W)	-
64	Sub-Registrar City Multan	F-6605	7/Part II	Non- Availability/Production of Challans On A/C of TMA fee on Purchase/Transfer of immoveable Property Rs. 21,220,686	-
65	Sub-Registrar City Multan	F-6605	8/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
66	Sub-Registrar City Multan	F-6605	9/Part II	Discrepancies in maintenance of record and process relating to registration of sale deeds of immoveable property	-
67	Sub-Registrar City Multan	F-6605	10/Part II	Non-Recovery of property tax of millions of rupee due to non-obtaining of NOC from Excise and Taxation Department	-
68	Sub-Registrar City Multan	F-6605	11/Part II	Governance related issues at Sub Registrar Multan City.	-

69	Sub Registrar Cant Rawalpindi	F-6547	1/Part II	Short realization of registration fee on rectification deeds	18000
70	Sub Registrar Cant Rawalpindi	F-6547	2/Part II	Short realization of stamp duty on gifts in favor of other than legal heirs	14482
71	Sub Registrar Cant Rawalpindi	F-6547	3/Part II	Non realization of withholding tax under section 236 W	3954
72	Sub Registrar Sammanabad town Lahore	F-6606	1/Part II	short realization of advance tax from purchase of immovable property	6400
73	Sub Registrar Sammanabad town Lahore	F-6606	2/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
74	Sub Registrar Sammanabad town Lahore	F-6606	3/Part II	internal audit not conducted	-
75	Sub Registrar Sammanabad town Lahore	F-6606	4/Part II	Non-Recovery of property tax of millions of rupee due to non-obtaining of NOC from Excise and Taxation Department	-
76	Sub Registrar Jarawala	F-6571	4/Part II	Internal audit report for the financial year 2018-19 not produced	-
77	Sub Registrar Jarawala	F-6571	5/Part II	Non-Reconciliation of Revenue Figure with The District Accounts/Treasury Office	-
78	Sub-Registrar city Rawalpindi	23853	Part-I	Short-realization of stamp duty on power of attorney due to under valuation of immovable property	84,608
79	Sub-Registrar Shakarghar	23742	Part-I	Short-realization of stamp duty on power of attorney due to under valuation of immovable property	72640

(Board of Revenues) Colonies

Sr. No	Name of Formation	AIR No/ PDP No.	Para No./Part No.	Subject	Amount
1	General Assistant Colonies Khanewal	F-6611	38/ Part II	Doubtful realization of sales proceeds of auction Rs. 38,261,445.	-
2	General Assistant Colonies Khanewal	F-6611	39/ Part II	Loss of Government revenue on account of condonation fee due non conducting of survey	-
3	General Assistant Colonies Khanewal	F-6611	40 / Part II	Discrepancies in auction process	-
4	General Assistant Colonies Khanewal	F-6611	41/ Part II	Discrepancies/Loopholes and irregularities in allotment of land and maintenance of record under "Graduate Scheme"	-
5	General Assistant Colonies Khanewal	F-6611	42/ Part II	In-effective Monitoring System	-
6	General Assistant Colonies Khanewal	F-6611	43/ Part II	Defective Recovery System	-
7	General Assistant Colonies Khanewal	24309	Part I	Blockade of Govt. revenue due to stay issued by honorable Courts – Rs. 60.563 million	-
8	General Assistant Colonies Khanewal	24313	Part I	Non-realization of sales proceeds of auction -Rs. 2.683 million.	-
9	General Assistant Colonies Khanewal	24314	Part I	Loss due to illegitimate refund of amount paid by successful bidder-Rs. 2.625 million.	-

10	General Assistant Colonies Khanewal	24315	Part I	Misclassification of deposit of condonation fee	1,909,662
11	General Assistant Colonies Khanewal	24317	Part I	Non-confiscation of deposited instalments due to default	1,188,750
12	General Assistant Colonies Khanewal	24319	Part I	Non recovery of lease rent under different Schemes	103,637
13	General Assistant Colonies Khanewal	24321	Part I	Non-recovery of Agriculture Income Tax	495,225
14	General Assistant Colonies Khanewal	24322	Part I	Non/assessment/realization of CVT on sale of immoveable properties -	451,578.
15	General Assistant Colonies Khanewal	24323	Part I	Non-realization of Advance Tax 236-K from purchasers of immoveable property-	451,577
16	General Assistant Colonies Khanewal	24068	Part I	Non-recovery of Lease Rent under Fish Farm Scheme-	430,000
17	General Assistant Colonies Khanewal	24069	Part I	Non recovery of lease rent of Agriculture Land allotted under Agriculture Graduates Scheme	175,000
18	General Assistant Colonies Khanewal	24311	Part I	Wasteful expenditure	6,000,000
19	General Assistant Colonies Khanewal	24316	Part I	Wasteful expenditure	1,400,000
20	General Assistant	F-6589	22/Part II	No Mechanism to identify benami land in BOR	-

	Colonies Bahawalpur				
21	General Assistant Colonies Bahawalpur	F-6589	23/Part II	Blockade of Government revenue in millions due to non-extension of lease period	-
22	General Assistant Colonies Bahawalpur	F-6589	24/Part II	Discrepancies and loopholes and irregularities in allotment of land and maintenance of record under graduate scheme	-
23	General Assistant Colonies Bahawalpur	F-6589	25/Part II	Non counting of trees and rent of installation (towers) in state land having value of millions of rupees	-
24	General Assistant Colonies Bahawalpur	F-6589	26/Part II	Defective Recovery System	-
25	General Assistant Colonies Bahawalpur	F-6589	27/Part II	Monitoring system	-

Expenditure (Board of Revenue)

Sr. No	Name of Formation	AIR No/PDP No.	Para No./Part No.	Subject	Amount
1	Chief Inspector of Stamps Punjab, Lahore	23409	Part-I	Irregular expenditure on pending liabilities	198,925
2	Chief Inspector of Stamps Punjab, Lahore	23410	2/Part-I	Overpayment of pay & Allowances	37,980
3	Chief Inspector of Stamps Punjab, Lahore	23411	3/Part-I	Excess Expenditure than Budget allocation	3,617,257
4	Chief Inspector of Stamps Punjab, Lahore	23412	4/Part-I	Non-surrendering of savings	135,042,727

5	Inspector General of Registration Punjab	F-6514	1/Part II	Expenses exceeding budgetary limits	18368
6	Inspector General of Registration Punjab	F-6514	2/Part II	Irregular Mode of payments	241680
7	Inspector General of Registration Punjab	F-6514	3/Part II	Blokade of printing stock receiving of printing material from printing press	300,000
8	Inspector General of Registration Punjab	F-6514	4/Part II	doubtful payment of GST	1617
9	Inspector General of Registration Punjab	F-6514	5/Part II	non conducting of physical verification of stores and stocks	-
10	Inspector General of Registration Punjab	F-6514	6/Part II	improper maintainance of stores and stock register	-
11	Inspector General of Registration Punjab	F-6514	7/Part II	non maintainance of stores and stock registers	-
12	Inspector General of Registration Punjab	F-6514	8/Part II	internal audit not conducted	-
13	Inspector General of Registration Punjab	F-6514	9/Part II	non verification of qualification certificates from concerned institutions/ board of the official and officers	-
14	Senior Member Board of Revenue Punjab Lahore	23540	1/Part-I	Non-surrendering of savings	421,275
15	Senior Member Board of Revenue Punjab Lahore	23541	2/Part-I	Excess Expenditure than Budget allocation	2,261,050
16	Senior Member Board of Revenue Punjab Lahore	23543	4/Part-I	Irregular expenditure on purchase of POL without entering into any written Contract/ agreement Rs.6.103 million	6,102,640
17	Senior Member Board of Revenue Punjab Lahore	23544	5/Part-I	Irregular expenditure on repair of vehicles – Rs.3.149 million	2,366,082

18	Senior Member Board of Revenue Punjab Lahore	23545	6/Part-I	Non/Defective-maintenance of logbooks for consumption of POL	475,512
19	Senior Member Board of Revenue Punjab Lahore	23548	9/Part-I	Overpayment of pay & Allowances	78,914
20	Senior Member Board of Revenue Punjab Lahore	23549	10/Part-I	Overpayment of pay & Allowances	110,000
21	Senior Member Board of Revenue Lahore	F-6533	1/Part II	Irregular and Doubtful expenditure on POL for vehicle exceeding Limits	48825
22	Senior Member Board of Revenue Lahore	F-6533	2/Part II	Doubtful expenditure on purchase of steno-set under the head other	91875
23	Senior Member Board of Revenue Lahore	F-6533	3/Part II	Non verification of General sales tax	1052771
24	Senior Member Board of Revenue Lahore	F-6533	4/Part II	Excess payment of social security benefits	21243
25	Senior Member Board of Revenue Lahore	F-6533	5/Part II	irregular payment of salary beyond contract period	13017
26	Senior Member Board of Revenue Lahore	F-6533	6/Part II	irregular expenditure on purchase of goods from incorrect head of account	8190
27	Senior Member Board of Revenue Lahore	F-6533	7/Part II	Non auction of used oil	28480
28	Senior Member Board of Revenue Lahore	F-6533	8/Part II	Irregular drawal of conveyance allowance during leave period	6104
29	Senior Member Board of Revenue Lahore	F-6533	9/Part II	non disposal of condemned/ unserviceable items approximately	150000
30	Senior Member Board of Revenue Lahore	F-6533	10/Part II	irregular payment of GST to firms	6690
31	Senior Member Board of Revenue Lahore	F-6533	11/Part II	Non submission of e filing of sales tax	-
32	Senior Member Board of Revenue Lahore	F-6533	12/part II	Non/improper maintenance of fixed asset registers	-

33	Commissioner DG Khan	23900	4/Part-I	Overpayment of pay & Allowances	648,587
34	Commissioner DG Khan	23903	7/Part-I	Non Deduction of provincial sales tax, General Sales Tax and Income Tax	104,058
35	Commissioner DG Khan	23905	9/Part-I	Misclassified expenditure	184,103
36	Commissioner DG Khan	23906	10/Part-I	Non Deduction of provincial sales tax, General Sales Tax and Income Tax	120,285
37	Commissioner DG Khan	23907	11/Part-I	Non accountal of purchased items in permanent stock register	406,232
38	Commissioner DG Khan	23909	13/Part-I	Non Deduction of provincial sales tax, General Sales Tax and Income Tax	94,057
39	Commissioner DG Khan	23910	14/Part-I	Repair of Vehicles against Financial Propriety	782,559
40	Commissioner DG Khan	23911	15/Part-I	Non/Defective-maintenance of logbooks for consumption of POL	279,401
41	Commissioner DG Khan	23912	16/Part-I	Irregular advance drawls of Rs.925,000	122,700
42	Commissioner DG Khan	23916	20/Part-I	Non-surrendering of savings	630,006
43	Commissioner DG Khan	23917	21/Part-I	Excess Expenditure than Budget allocation	820,304
44	Commissioner DG Khan	23918	22/Part-I	Deposit not verified amounting to Rs.2.103million	2,102,800
45	Commissioner DG Khan	23897	Part-I	Irregular expenditure on pending liabilities	39,198,875
46	Commissioner DG Khan	23899	Part-I	Irregular expenditure on pending liabilities	10,801,125
47	Commissioner DG Khan	23902	Part-I	Irregular advance drawls	440,000
48	Commissioner DG Khan Division Khan	F-6579	23	Non production of reconciled budget & expenditure statements of	-

				community development program	
49	Commissioner DG Khan Division Khan	F-6579	24	Recoverable of Rs. 57600 due irregular payment of salary after retirement	57,600
50	Commissioner DG Khan Division Khan	F-6579	25	Non production of actual payee receipt	10,40,831
51	Commissioner DG Khan Division Khan	F-6579	27	Defective average consumption certificate of Generator in spite of incurring heaviest charges of POL for used in generator	-
52	Commissioner DG Khan Division Khan	F-6579	28	Non reconciliation of expenditure on account of electricity	380,000
53	Commissioner DG Khan Division Khan	F-6579	29	Non production of consumption account of stationary items	60,916
54	Commissioner DG Khan Division Khan	F-6579	30	Non maintenance of colony allotment register	-
55	Commissioner DG Khan Division Khan	F-6579	31	Non recovery of conveyance allowance during leave period	17,167
56	Commissioner DG Khan Division Khan	F-6579	32	Non production of service books officials and personal files of the officers	-
57	Commissioner Lahore	23436	6/Part-I	Excess Expenditure than Budget allocation	53,212
58	Commissioner Lahore	23432	Part-I	Irregular expenditure on pending liabilities	106,350
59	Commissioner Lahore	F-6523	1-P-II	Non disposal of newspaper and other dead items.	30,000
60	Commissioner Lahore	F-6523	2-P-II	Annual physical verification of store and stock not carried out	-
61	Commissioner Lahore	F-6523	3-P-II	Non completion of Service Books and Leave Accounts	-
62	Commissioner Lahore	F-6523	4-P-II	Non deduction of conveyance allowance	7,140

63	Commissioner Lahore			F-6523	5-P-II	Non reconciliation of statement of expenditure	-
64	Commissioner Lahore			F-6523	6-P-II	Non accountal of stationary items	433,644
65	Director Lahore	Land Record		F-6522	Para-1Part-II	Non disposal of waste dead stock items	10,000
66	Director Lahore	Land Record		F-6522	Para-2Part-II	Non verification of GST	6,798
67	Director Lahore	Land Record		F-6522	Para-3Part-II	Internal Audit not carried out	-
68	Director Lahore	Land Record		F-6522	Para-4Part-II	Non completion of service book	-
69	Director Lahore	Land Record		F-6522	Para-5Part-II	Irregular clearance of pended liabilities	16,125

Punjab Revenue Authority

(Amount in Rupees)

Sr.No	Name of Formation	AIR No/PDP No.	Para No./Part No.	Subject	Amount
1	Punjab Revenue Authority, Lahore	23990	Part-I	Irregular expenditure on POL due to exceeding the limit	1,500,000
2	Punjab Revenue Authority, Lahore	23991	Part-I	Non auction of old newspaper Raddi	41,760
3	Punjab Revenue Authority, Lahore	23994	Part-I	Irregular expenditure due to excess payment of electricity and telephone & Trunk call Charges	120,958
4	Punjab Revenue Authority, Lahore	23997	Part-I	Unserviceable stores	112,800
5	Punjab Revenue Authority, Lahore	23998	Part-I	Irregular payment sales tax without verification of sales tax invoices	492,992

6	Punjab Revenue Authority, Lahore	24003	Part-I	Excess expenditure due to excess payment on account of fuel adjustment charges	371,764
7	Punjab Revenue Authority, Lahore	24005	Part-I	doubtful expenditure due to non-maintenance of history sheet and log books	178,511
8	Punjab Revenue Authority, Lahore	23992	Part-I	Irregular expenditure on POL due to exceeding the limit	1,226,944
9	Punjab Revenue Authority, Lahore	24004	Part-I	Irregular expenditure on POL due to exceeding the limit	44,628
10	Punjab Revenue Authority, Lahore	23995	Part-I	Non-surrender of savings within stipulated time	693.38 million
11	Punjab Revenue Authority, Lahore	23996	Part-I	Irregular excess expenditure than budget allocation	42.20 million
12	Punjab Revenue Authority, Lahore	24001	Part-I	Misclassification of expenditure	2.74 million
13	Punjab Revenue Authority, Lahore	24008	Part-I	Irregular clearance of pending liabilities	6.77 million
14	Punjab Revenue Authority, Lahore	24007	Part-I	Doubtful Expenditure as Actual Payee Receipts (APR) not obtained	20.41 million
15	Punjab Revenue Authority, Lahore	F-6585	Part II	Non reconciliation due to difference of Revenue Figures Given by PRAL and Treasury. Rs. 5,049,463,505.	-
16	Punjab Revenue Authority, Lahore	F-6585	2/part II	Loss due to non-recovery of stamp duty.	8,363.00
17	Punjab Revenue Authority, Lahore	F-6585	3/Part II	Un-authorized retention of office building as residence	-

18	Punjab Revenue Authority, Lahore	F-6585	4/Part II	No Mechanism for Checking the Assessment of Tax.	-
19	Punjab Revenue Authority, Lahore	F-6585	5/Part II	Non conducting of internal audit u/s 33 of PST 2012 for the period 2018-19.	-
20	Punjab Revenue Authority, Lahore	F-6585	6/Part II	Defective maintenance of Service Books.	-
21	Punjab Revenue Authority, Lahore	F-6585	7/Part II	Annual physical verification of store and stock not carried out.	-
22	Punjab Revenue Authority, Lahore	F-6585	8/Part II	Non reconciliation of expenditure statement from DAO	-
23	Punjab Revenue Authority, Lahore	F-6585	9/Part II	Improper Maintenance of History Sheet & Log Books	-
24	Punjab Revenue Authority, Lahore	F-6585	10/Part II	Defective /Non-Maintenance of Cash book	-
25	Punjab Revenue Authority, Lahore	F-6585	11/Part II	Improper/Non maintenance of record	-

[Annex-2]

**1.4.2 Non/short realization of arrears of property tax-
Rs. 149.271 million**

(Amount in Rupees)

S.No.	ETO	PDP No.	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Rahim Yar Khan	23719	358	1,880,409	0	1,880,409
2.	Sargodha	23856	259	2,158,298	653,714	1,504,584
3.	Zone-III, Rawalpindi	23919	218	20,957,837	6,367,613	14,590,224
4.	Zone-VII, Lahore	23462	186	8,842,410	3,593,643	5,248,767
5.	Zone-IX, Lahore	23504	229	8,027,788	1,619,589	6,408,199
6.	Sialkot	23606	267	5,220,737	4,640,603	580,134
7.	D.G Khan	24039	195	967,526	278,112	689,414
8.	Bahawalpur	24098	158	1,214,567	666,537	548,030
9.	Multan-I	24203	181	4,296,367	1,163,947	3,132,420
10.	Zone-IV, Rawalpindi	23652	98	1,770,232	1,748,556	21,676
11.	Zone-XV, Lahore	24186	150	7,376,521	4,915,856	2,460,665
12.	Rawalpindi-I	24155	98	3,964,659	1,990,001	1,974,658
13.	Rawalpindi-II	24165	138	7,861,170	1,395,701	6,465,469
14.	Zone X, Lahore	24010	109	4,142,048	1,308,558	2,833,490
15.	Gujrat	23676	153	5,630,113	5,168,434	461,679
16.	Zone-I&II, Faisalabad	23963	208	9,654,448	1,800,197	7,854,251
17.	Zone-V, Lahore	24273	140	8,820,718	5,331,554	3,489,164
18.	ETO, Zone-III, FSD	23747	663	69,813,000	0	69,813,000
19.	ETO, Zone-III, FSD	23754	111	2,278,421	415,726	1,862,695
20.	ETO, Zone-II, Multan	24135	172	5,263,690	1,090,671	4,173,019
21.	ETO, Zone VI, Lahore	24257	139	10,295,529	2,869,502	7,426,027
22.	ETO, Zone V, Lahore.	23449	147	11,683,866	5,830,887	5,852,979

Total	4377	202,120,354	52,849,401	149,270,953
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[Annex-3]

1.4.4 Non-recovery of property tax from state owned organizations-Rs. 142.803 million

(Amount in Rupees)

Sr. No	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Zone V, Lahore	23456	7	205,441	0	205,441
2.	Zone-VII, Lahore	23474	1	624,844	0	624,844
3.	Zone-IX, Lahore	23519	2	3,879,263	0	3,879,263
4.	Sialkot	23619	21	598,434	0	598,434
5.	Zone IV, Rawalpindi	23656	3	606170	0	606,170
6.	Gujrat	23685	3	1,320,111	0	1,320,111
7.	Rahim Yar Khan	23731	8	5,204,860	0	5,204,860
8.	Zone-III, Professional tax Faisalabad	23750	15	111,561,367	0	111,561,367
9.	Sargodha	23867	11	1,612,323	0	1,612,323
10.	Zone-III, Rawalpindi	23931	5	1,043,389	15,212	1,028,177
11.	Faisalabad (I + II)	23972	4	9,609,576	0	9,609,576
12.	Zone X, Lahore	24012	8	1,310,157	0	1,310,157
13.	D.G Khan	24044	5	216,460	0	216,460
14.	Zone-II, Multan	24139	3	612,327	106,152	506,175
15.	Zone-II, Rawalpindi	24167	1	2,129,110	0	2,129,110
16.	Zone VI, Lahore.	24259	3	2,285,574	0	2,285,574
17.	Zone V, Lahore	24276	7	754,054	648,597	105,457
Total			107	143,573,460	769,961	142,803,499

[Annex-4]

1.4.6 Non-realization of luxury house tax – Rs.68.930 million

(Amount in Rupees)

Sr. No	ETO	PDP No.	No. of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Entertainment & Luxury Tax Lahore	23415	55	20,520,000	4,000,000	16,520,000
2.	Entertainment & Luxury Tax Lahore	23416	25	10,000,000	5200,000	4800,000
3.	Zone-VII, Lahore	23461	40	22,510,000	2,470,000	20,040,000
4.	Sialkot	23607	3	3,000,000	0	3,000,000
5.	Gujrat	23692	1	300,000	0	300,000
6.	Rahim Yar Khan	23718	2	2,660,000	0	2,660,000
7.	Zone-III, Professional tax Faisalabad	23752	10	3,300,000	0	3,300,000
8.	Zone-III, Rawalpindi	23920	33	16,400,000	5,175,000	11,225,000
9.	Bahawalpur	24093	4	2,250,000	100,000	2,150,000
10.	Zone XV, Lahore	24185	21	8,710,000	6,510,000	2,200,000
11.	Multan-1	24200	6	2,775,000	1,400,000	1,375,000
12.	Zone VI, Lahore.	24258	7	2,460,000	1,100,000	1,360,000
Total			207	94,885,000	25,955,000	68,930,000

[Annex-5]

1.4.7 Non-realization of property tax due to inadmissible exemptions- Rs.48.872 million

(Amount in Rupees)

Sr. No	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Zone V, Lahore	23448	12	14,558,685	9,065,481	5,493,204
2.	Zone-VII, Lahore	23464	1	680,400	0	680,400
3.	Zone-VII, Lahore	23467	11	4,121,111	0	4,121,111
4.	Zone-IX, Lahore	23512	5	798,966	0	798,966
5.	Sialkot	23620	3	181,738	0	181,738

6.	Gujrat	23684	4	1,731,146	613,479	1,117,667
7.	Zone-III, Professional tax Faisalabad	23751	4	23,622,235	0	23,622,235
8.	Zone-III, Rawalpindi	23932	6	1,078,027	843,213	234,814
9.	Faisalabad (I + II)	23971	2	2,991,552	0	2,991,552
10.	Zone X, Lahore	24011	10	3,892,601	10,685	3,881,916
11.	Zone-I, Rawalpindi	24156	4	2,033,544	0	2,033,544
12.	Zone-II, Rawalpindi	24166	4	1,047,571	0	1,047,571
13.	Zone XV, Lahore	24190	2	944,956	0	944,956
14.	Zone VI, Lahore.	24260	3	1,722,381	0	1,722,381
Total			71	59,404,913	10,532,858	48,872,055

[Annex-6]

1.4.8 Short assessment of property tax -Rs. 43.006 million

(Amount in Rupees)

Sr. No	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Zone-VII, Lahore	23468	1	187,380	0	187,380
2.	Zone-IX, Lahore	23503	1	795,310	300,000	495,310
3.	Zone-IX, Lahore	23513	20	1,336,500	0	1,336,500
4.	Sialkot	23609	2	1,614,497	594,587	1,019,910
5.	Zone IV, Rawalpindi	23653	7	335,340	112,840	222,500
6.	Rahim Yar Khan	23728	24	231,135	0	231,135
7.	Zone-III, Professional tax Faisalabad	23749	36	32,157,000	0	32,157,000
8.	Zone-III, Professional tax Faisalabad	23755	1	2,565,668	0	2,565,668
9.	Sargodha	23864	23	941,165	70,511	870,654
10.	Zone-III, Rawalpindi	23924	6	427,500	213,750	213,750
11.	Faisalabad (I + II)	23962	15	737,788	0	737,788
12.	Faisalabad (I + II)	23969	2	305,635	0	305,635

13.	Faisalabad (I + II)	23976	7	336,515	0	336,515
14.	Bahawalpur	24095	4	625,478	84,377	541,101
15.	Bahawalpur	24097	1	398,034	0	398,034
16.	Bahawalpur	24103	3	96,706	0	96,706
17.	Zone-II, Multan	24143	3	40,500	13,500	27,000
18.	Zone-I Rawalpindi	24161	11	78,243	16,200	62,043
19.	Zone-I Rawalpindi	24164	5	73,570	53,215	20,355
20.	Zone-II Rawalpindi	24170	34	687,162	0	687,162
21.	Zone-II Rawalpindi	24175	4	72,910	46,635	26,275
22.	Multan-1	24202	3	418,654	35,518	383,136
23.	Zone VI, Lahore.	24264	3	202,500	118,260	84,240
Total			216	44,665,190	1,659,393	43,005,797

[Annex-7]

1.4.9 Non-realization of token tax (MVT) from motor vehicle owners-Rs. 24.587 million

(Amount in Rupees)

Sr · N o	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	MRA, Tie Up, Lahore	23522	998	17,697,300	3,018,825	14,678,475
2.	Gujrat	23698	101	1,069,910	407,760	662,150
3.	MRA Rawalpindi	23709	114	1,340,760	1,117,807	222,900
4.	Rahim Yar Khan	23724	149	424,840	72,520	352,320
5.	MRA, Faisalabad	23771	1260	4,432,210	898,322	3,533,888
6.	ETO Sargodha	23860	339	1,212,870	0	1,212,870
7.	MRA (Non-Tie UP), Lahore	24025	982	4,790,445	3,557,055	1,233,390

8.	MRA (Non-Tie UP), Lahore	24028	200	1,597,023	0	1,597,023
9.	D.G Khan	24046	200	584,470	33,050	551,420
10.	Bahawalpur	24110	199	542,245	0	542,245
Total			4542	33,692,073	9,105,339	24,586,681

[Annex-8]

**1.4.10 Non-realization of income tax on commercial vehicles -
Rs.15.097 million**

(Amount in Rupees)

Sr · N o	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	MRA, Tie Up, Lahore	23523	971	11,818,942	4,415,679	7,403,263
2.	Gujrat	23699	69	1,104,907	478,037	626,870
3.	MRA Rawalpindi	23708	56	2,911,204	2790704	120,500
4.	Rahim Yar Khan	23725	149	1,023,820	84,860	938,960
5.	MRA, Faisalabad	23772	436	5,070,315	830,225	4,240,090
6.	Sargodha	23861	132	612,624	0	612,624
7.	D.G Khan	24047	200	404,570	25,900	378,670
8.	Bahawalpur	24111	198	775,649	0	775,649
Total			2211	23,722,031	8,625,405	15,096,626

[Annex-9]

**1.4.11(a) Irregular exemptions granted to widows for property tax-
Rs.4.596 million**

(Amount in Rupees)

Sr · N o	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
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1.	Zone-IX, Lahore	23518	62	1,099,495	271,381	828,113
2.	Rahim Yar Khan	23730	150	880,420	0	880,420
3.	Sargodha	23866	62	640,210	290,381	349,829
4.	Zone-III, Rawalpindi	23930	78	668,840	132,601	536,239
5.	Faisalabad (I + II)	23970	33	861,150	821,348	39,802
6.	Zone-II, Multan	24138	22	713,002	136,321	576,681
7.	Zone-I, Rawalpindi	24157	38	1,329,985	728,292	601,693
8.	Zone-II, Rawalpindi	24168	13	281,404	156,039	125,365
9.	Multan-1	24211	35	223,675	125,252	98,423
10.	Zone VI, Lahore.	24262	64	1,013,408	454,184	559,224
Total			557	7,711,589	3,115,799	4,595,789

[Annex-10]

**1.4.11(b) Excess exemptions granted to widows for property tax-
Rs.4.835 million**

(Amount in Rupees)

Sr · N o	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Zone V, Lahore.	23457	14	94,925	43,965	50,960
2.	Zone-VII, Lahore	23471	3	31,019	0	31,019
3.	Zone-IX, Lahore	23520	16	725,650	0	725,650
4.	Gujrat	23694	23	806,508	676,533	129,975
5.	Rahim Yar Khan	23729	27	144,879	0	144,879
6.	Sargodha	23865	33	269,255	31,948	237,307
7.	Zone-III, Rawalpindi	23929	72	5,382,089	2,676,433	2,705,656
8.	Faisalabad (I + II)	23975	11	154,965	59,313	95,652
9.	Zone X, Lahore	24016	14	256,189	73,349	182,840
10.	D.G Khan	24043	5	28,969	0	28,969
11.	Bahawalpur	24102	16	130,701	101,551	29,150
12.	Multan-1	24210	25	350,581	255,536	95,045

13.	Zone VI, Lahore	24267	30	44,561	28,438	16,123
14.	Zone V Lahore	24282	20	1,530,190	1,168,376	361,814
Total			309	9,950,481	5,115,442	4,835,039

[Annex-11]

1.4.13 Short realization of property tax due to change the status of customized school-Rs. 12.342 million

(Amount in Rupees)

Sr · N o	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Zone-IX, Lahore	23506	1	149,180	0	149,180
2.	Sialkot	23610	4	1,059,248	372,336	686,912
3.	Gujrat	23681	5	291,249	183,234	108,015
4.	Zone-III, Rawalpindi	23921	2	2,335,162	60,222	2,274,940
5.	Faisalabad (I + II)	23968	19	1,683,632	428,372	1,255,260
6.	D.G Khan	24033	4	592,900	0	592,900
7.	Bahawalpur	24092	7	862,664	0	862,664
8.	Zone-I, Multan	24199	3	397,850	0	397,850
9.	Zone V Lahore	24277	3	6,013,831	0	6,013,831
Total			48	13,385,716	1,044,164	12,341,552

[Annex-12]

1.4.14 Non-realization of property tax due to non-enforcement of orders passed under section 9-(C) – Rs.8.306 million

(Amount in Rupees)

Sr · N o	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Zone-VII, Lahore	23463	13	409,224	70,850	338,374
2.	Zone-IX, Lahore	23505	25	272,336	33,863	238,473
3.	Zone-IX, Lahore	23516	1	82,858	0	82,858
4.	Sialkot	23611	19	263,428	189,661	73,967
5.	Rahim Yar Khan	23727	73	376,734	0	376,734
6.	Sargodha	23863	41	278,036	42,540	235,496
7.	Faisalabad (I + II)	23978	21	2,838,641	0	2,838,641

8.	Zone X, Lahore	24013	18	821,187	13,582	807,605
9.	Zone X, Lahore	24015	24	528,248	107,564	420,684
10.	D.G Khan	24042	9	34,094	4,403	29,691
11.	Bahawalpur	24101	52	404,048	170,408	233,640
12.	Zone-II, Multan	24145	8	83,885	40,982	42,903
13.	Zone-II, Rawalpindi	24172	22	526,232	190,192	336,040
14.	Zone XV, Lahore	24187	50	1,976,359	736,535	1,239,824
15.	Multan-1	24205	19	740,880	338,636	402,244
16.	Zone VI, Lahore.	24261	31	1,034,456	426,086	608,370
Total			426	10,670,646	2,365,302	8,305,544

[Annex-13]

1.4.15 Short - realization of property tax due to wrong assessment of Hotel's-Rs. 10.046 million

(Amount in Rupees)

Sr · No	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Gujrat	23690	2	298,935	0	298,935
2.	Gujrat	23691	1	255,500	0	255,500
3.	Zone-III, Rawalpindi	23923	8	2,644,630	0	2,644,630
4.	Faisalabad (I + II)	23977	9	4,418,009	0	4,418,009
5.	Zone X, Lahore	24017	3	237,280	0	237,280
6.	D.G Khan	24031	1	915,217	0	915,217
7.	D.G Khan	24034	2	397,787	0	397,787
8.	D.G Khan	24038	2	335,430	0	335,430
9.	Bahawalpur	24090	1	543,475	0	543,475
Total			29	10,046,263	0	10,046,263

[Annex-14]

**1.4.16 Loss of revenue due to non-realization of professional tax-
Rs. 4.086 million**

(Amount in Rupees)

Sr · N o	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Sialkot	23618	128	604,000	429,000	175,000
2.	Entertainment & Proff. Tax Rawalpindi	23713	101	836,000	766,000	70,000
3.	Rahim Yar Khan	23720	135	1,029,000	0	1,029,000
4.	Rahim Yar Khan	23721	34	175,000	0	175,000
5.	Zone-III, Professional tax Faisalabad	23753	196	2,401,000	1,636,000	765,000
6.	Zone-III, Professional tax Faisalabad	23756	11	180,000	40,000	140,000
7.	Sargodha	23857	127	367,500	97,000	270,500
8.	Sargodha	23858	67	587,000	0	587,000
9.	D.G Khan	24041	64	240,000	0	240,000
10.	Bahawalpur	24100	101	328,500	114,000	214,500
11.	MRA, Tie Up, Lahore	23524	971	229,600	52,000	177,600
12.	MRA Gujrat	23700	69	32,200	14,400	17,800
13.	MRA Rawalpindi	23711	40	32,600	27,200	5,400
14.	MRA Rahim Yar Khan	23726	149	31,600	4,000	27,600
15.	MRA Faisalabad	23773	436	87,200	13,800	73,400
16.	MRA Sargodha	23862	132	26,400	0	26,400
17.	MRA, D.G Khan	24048	200	40,000	1,800	38,200
18.	MRA, Bahawalpur	24112	199	53,200	0	53,200
Total			3160	7,280,800	3,195,200	4,085,600

[Annex-15]

1.4.18 Irregular exemption to five marla houses- Rs. 4.706 million

(Amount in Rupees)

Sr · N o	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Zone V, Lahore	23453	18	450,196	245,297	204,899
2.	Zone-VII, Lahore	23469	38	619,898	130,631	489,267
3.	Zone-IX, Lahore	23508	27	677,803	135,975	541,828
4.	Gujrat	23687	43	602,114	494,641	107,473
5.	Sargodha	23870	50	239,120	161,370	77,750
6.	Zone-III, Rawalpindi	23926	77	1,753,735	332,198	1,421,537
7.	Faisalabad(I + II)	23974	50	398,980	0	398,980
8.	D.G Khan	24040	6	57,010	3,050	53,960
9.	Bahawalpur	24099	11	159,212	0	159,212
10.	Zone-II, Multan	24137	4	526,951	121,017	405,934
11.	Zone-I, Rawalpindi	24159	10	244,245	900	243,345
12.	Zone-II, Rawalpindi	24169	4	79,225	14,752	64,473
13.	Multan-1	24204	11	49,567	15,553	34,014
14.	Zone VI, Lahore	24263	27	422,645	43,245	379,400
15.	Zone VI, Lahore	24265	3	107,512	22,479	85,033
16.	Zone-V, Lahore	24280	9	84,335	45,885	38,450
Total			388	6,472,548	1,766,993	4,705,555

[Annex-16]

**1.4.22 Non/short realization of property tax on vacant plots-
Rs.1.604 million**

(Amount in Rupees)

Sr · N o	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Zone V, Lahore	23452	9	602,949	157,968	444,981
2.	Zone-VII, Lahore	23472	6	65,616	0	65,616
3.	Zone-IX, Lahore	23517	23	79,185	0	79,185
4.	Zone-IV, Rawalpindi	23659	12	44,242	25,527	18,715
5.	Gujrat	23680	57	204,627	175,305	29,322
6.	Rahim Yar Khan	23732	34	23,139	0	23,139
7.	Sargodha	23868	40	439,848	15,567	424,281
8.	Faisalabad, (I + II)	23967	18	76,068	0	76,068
9.	Zone X, Lahore	24021	9	43,462	53037	38,125
10.	Zone-I, Rawalpindi	24160	19	106,158	42,408	63,750
11.	Zone-II, Rawalpindi	24173	11	103,245	9000	94,245
12.	Zone VI, Lahore.	24266	15	83,699	0	83,699
13.	Zone-V, Lahore	24274	20	1,122,002	959,515	162,487
Total			273	2,994,240	1,438,327	1,603,613

[Annex-17]

1.4.23 Non-realization of Property Tax due changing the status of property (commercial properties treated as residential properties) -Rs. 2.182 million

(Amount in Rupees)

S #	ETO	PDP	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Zone V, Lahore	23454	19	321,693	251,364	70,329
2.	Gujrat	23677	17	478,446	450,566	27,880
3.	Sargodha	23871	31	261,920	56,775	205,145
4.	Zone-III, Rawalpindi	23927	34	748,135	421,010	327,125
5.	Zone X, Lahore	24019	3	80,062	0	80,062
6.	Zone-I, Multan	24208	5	1,370,317	0	1,370,317
7.	Zone-V, Lahore	24284	11	202,660	101,135	101,525
Total			120	3,463,233	1,280,850	2,182,383

[Annex-18]

1.4.26 Non-realization of arrears prior to exemption of property tax from five marla houses - Rs. 0.837 million

(Amount in Rupees)

Sr . No	ETO	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Zone-VII, Lahore	23466	24	57,079	26,872	30,207
2.	Zone-IX, Lahore	23514	26	124,539	16,564	107,975
3.	Gujrat	23686	41	146,653	132,672	13,981
4.	Sargodha	23872	35	176,462	3,000	173,462
5.	Zone-III, Rawalpindi	23933	92	507,549	198,808	308,741
6.	Zone-X, Lahore	24020	17	74,846	12,645	62,201

7.	Zone-I, Rawalpindi	24158	26	487,397	400,924	86,473
8.	Zone-II. Rawalpindi	24174	13	96,049	42,500	53,549
Total			274	1,670,574	833,985	836,589

[Annex- 19]

2.4.3(a) Non- realization of withholding tax on purchase/ transfer of immoveable property -Rs.58.310 million

(Amount in Rupees)

Sr · N o	Sub Registrar	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Sub Registrar Jaran Wala	23894	3	2,641,308	0	2,641,308
2.	Sub Registrar Aziz Bhatti Town	24286	5	8,458,939	0	8,458,939
3.	Sub-Registrar City Multan	24246	12	4,807,944	0	4,807,944
4.	Sub Registrar Gulberg Town, Lahore	23497	10	1,173,932	339,368	834,564
5.	Sub Registrar (City) Rawalpindi	23847	4	3,166,813	0	3,166,813
6.	Sub Registrar Saddar, Gujranwala	23777	4	1,587,120	1,377,120	210,000
7.	Sub Registrar Saddar (Rural) Rawalpindi	23598	8	3,060,661	2,219,521	841,140
8.	Sub Registrar Hasilpur	23885	5	1,306,000	452,800	853,200
9.	Sub Registrar Gujrat	24125	8	2,905,800	2,631,800	460,000
10.	SR Sialkot	23568	3	420,890	292,531	128,359
11.	SR Shakargarh	23743	3	794,720	0	794,720
12.	SR Pattoki	23769	2	6,056,000	0	6,056,000
13.	Sub Registrar Ravi town Lahore	23487	2	98,924	0	98,924
14.	Sub Registrar Allama Iqbal Town Lahore	23532	3	853,154	332,657	520,497
15.	Sub Registrar Wazirabad	23745	6	4,096,605	333,925	3,762,680

16.	Sub Registrar (I + Ii) Gujranwala	23760	2	401,668	241,200	160,468
17.	Sub Registrar Ferozwala	23834	1	193,400	0	193,400
18.	SR Data Ganj Bukhsh Town Lahore	23550	34	5,742,732	3,610,950	2,131,782
19.	SR Fateh Jhang	23580	2	358,941	0	358,941
20.	SR Cantt, Rawalpindi	23637	12	4,263,110	0	4,263,110
21.	Sub Registrar urban-I Faisalabad	23626	5	722,030	0	722,030
22.	SR Shalimar Town	24270	5	1,238,556	0	1,238,556
23.	SR Sialkot	23566	2	1,885,511	0	1,885,511
24.	Sub Registrar Ravi town Lahore	23483	3	639862	291,862	348,142
25.	Sub Registrar Allama iqbal twon Lahore	23533	3	656130	480,770	175,360
26.	Sub Registrar Chunia	23587	7	2551000	0	2551000
27.	Sub Registrar Saddar Rural Rawalpindi	23595	6	1736592	0	1736592
28.	Sub Registrar urban 1 Faisalabad	23625	1	5159700	0	5159700
29.	Sub Registrar Shakarghar	23739	3	538216	0	538216
30.	Sub Registrar Patoki	23765	1	277660	0	277660
31.	Sub Registrar Hasil pur	23887	3	488795	0	488795
32.	Sub Registrar Gujrat	24124	8	3306395	860,251	2,446,144
			176	71,589,108	13,464,755	58,310,495

[Annex- 20]

**2.4.3(c) Non- realization of withholding tax on purchase/ transfer
of immoveable property -Rs. 52.199 million**

(Amount in Rupees)

Sr. No	Arazi Record Center	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
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1.	Arazi Record Center Kabir Wala	23802	4	2,406,900	0	2,406,900
2.	ARC-Lohdhran	24088	4	669,387	449,200	220,187
3.	ARC-Nankana	23824	27	4,879,295	3,512,989	1,366,306
4.	Arazi Record Center, Pakpattan.	23635	6	1,212,683	1,146,563	66,120
5.	Arazi Record Center, R.Y.Khan	23703	8	1,937,334	629,000	1,308,334
6.	Arazi Record Center, Kharian	23840	7	1,034,952	310,000	724,952
7.	Arazi Record Center, Dunyapur.	24148	21	3,822,160	1,751,900	2,070,260
8.	Arazi Record Center, Khanewal	23936	15	7,657,100	2,273,400	5,383,700
9.	Arazi Record Center, saddar Multan.	24117	15	4,625,345	4,358,665	266,680
10.	Arazi Record Center Burewala	23820	7	1817108	720,200	1,096,908
11.	Arazi Record Center Taxila	24072	6	10,220,960	0	10,220,960
12.	Arazi Record Center Taxila	24077	5	6,169,760	0	6,169,760
13.	Arazi Record Center Taxila	24080	6	336,000	0	336,000
14.	ARC Sialkot	23670	4	699,000	199,000	500,000
15.	ARC Okara	23814	1	217160	0	217160
16.	ARC Vehari	23807	8	1,472,205	0	1,472,205
17.	ARC Peer Mehal	23557	6	904,300	600,600	303,700
18.	ARC Jhang	23793	17	4,169,764	751,540	3,418,224
19.	Arazi Record Center, saddar Multan.	24115	53	18,374,909	15,615,957	2,758,952
20.	Arazi Record Center, saddar Multan.	24116	17	5,000,480	1,749,440	3,251,040
21.	ARAZI Record Center, Chichawatni	24228	10	2,056,236	1,421,225	635,011

22.	Arazi Record Center, Dunyapur.	24150	5	715,269	707,469	7,800
23.	Arazi Record Center, Khanewal	23937	21	3,761,272	0	3,761,272
24.	Arazi Record Center Taxila	24076	5	970,000	0	970,000
25.	ARC Peer Mehal	23558	3	845,864	40,000	805,864
26.	ARC Peer Mehal	23559	11	1,247,231	0	1,247,231
27.	ARC Toba Tek Singh	23575	1	349,841	0	349,841
28.	ARC Jhang	23794	1	297,675	0	297,675
29.	ARC Jhang	23795	1	90,000	0	90,000
30.	ARC Rawat Rawalpindi	23601	3	475,531	0	475,531
Total			298	88,435,721	36,237,148	52,198,573

[Annex-21]

2.4.4 Loss of stamp duty, registration fee and capital value tax due to under valuation of urban land - Rs.116.532 million

(Amount in Rupees)

Sr · No	Sub Registrar	PDP No	No of Case s	Amount Pointed Out	Amount Verified	Balance
1.	Sub Registrar Jaranwala	23895	26	556,794	0	556,794
2.	Sub Registrar Aziz Bhati Town	24287	37	13,720,342	806,214	12,914,128
3.	Sub Registrar City Multan	24248	60	4,573,165	103,150	4,469,315
4.	Sub Registrar Gulberg Town Lahore	23493	7	4,410,818	0	4,410,818
5.	Sub Registrar Gulberg Town Lahore	23494	6	3,861,861	718,146	3,143,715
6.	Sub Registrar Chunia	23584	19	1,965,000	0	1,965,000
7.	Sub Registrar Chunia	23593	4	108,000	0	108,000
8.	Sub Registrar City Rawalpindi	23846	2	6,713,122	0	6,713,122

9.	Sub Registrar City Rawalpindi	23852	1	196,513	0	196,513
10.	Sub Registrar Saddar Gujranwala	23779	7	401,580	116,520	285,060
11.	Sub Registrar Wahgha Town	23490	49	932,892	38,730	894,162
12.	Sub Registrar Wahgha Town	23491	9	130,425	110,875	19,550
13.	Sub Registrar Saddar Rural Rawalpindi	23594	8	1,437,727	1,229,754	207,973
14.	Saddar Rural Rawalpindi	23596	1	307,950	0	307,950
15.	Sub Registrar Hasil Pur	23889	38	184,199	27,511	156,688
16.	Sub Registrar Hasil Pur	23891	3	31,963	0	31,963
17.	Sub Registrar Hasil Pur	23893	3	7,730	1,000	6,730
18.	Sub Registrar Gujrat	24123	33	1,171,494	955,156	216,338
19.	Sub Registrar Gujrat	24127	17	384,889	158,952	225,937
20.	Sub Registrar ShakarGarh	23738	8	513,879	17,500	496,379
21.	Sub Registrar Chunian.	23590	3	1,170,000	0	1,170,000
22.	Sub Registrar Sialkot	23565	2	2,399,187	0	2,399,187
23.	Allama iqbal Town Lahore	23539	18	167,201	0	167,201
24.	Sub Registrar, Cantt, Rawalpindi	23639	33	592,253	88,760	503,493
25.	Sub Registrar ,Cantt, Rawalpindi	23642	4	135,738	0	135,738
26.	Sub Registrar, Chunian.	23589	74	341,300	0	341,300
27.	Sub Registrar, Chunian.	23591	1	5,898,003	0	5,898,003
28.	Sub Registrar Nishter Town Lahore	23475	5	1,718,264	0	1,718,264
29.	Sub Registrar Ravi Town Lahore	23482	45	755,970	379,230	376,734
30.	Sub Registrar Allama Iqbal Town Lahore	23538	18	3,051,094	2,052,899	998,195
31.	Sub Registrar Datta Gang Bash Town Lahore	23554	02	454,000	112,500	341,500
32.	Sub Registrar Datta Gang Bash Town Lahore	23555	07	444,591	352,320	92,271
33.	Sub Registrar Fateh Jang	23578	37	833,100	474,703	358,397
34.	Sub Registrar Fateh Jang	23581	09	147,641	125,785	21,846

35.	Sub Registrar Fateh Jang	23582	06	120,065	37,600	85,465
36.	Sub Registrar urban-1 Faisalabad	23624	02	12,917,950	0	12,917,950
37.	Sub Registrar Cantt Rawalpindi	23640	21	363,137	0	363,137
38.	Sub Registrar Shakargargh	23741	02	502,600	0	502,600
39.	Sub Registrar Wazirabad	23744	16	7,255,307	0	7,255,307
40.	Sub Registrar Wazirabad	23746	10	169,444	0	169,444
41.	Sub Registrar urban-1&II Gujranwala	23759	45	1,163,398	1,004,931	194,288
42.	Sub Registrar Pattoki	23764	02	458,482	0	458,482
43.	Sub Registrar Farozwala	23835	136	41,372,422	339,600	41,032,822
44.	Sub Registrar Farozwala	23837	06	376,920	115,760	261,160
45.	Sub Registrar Farozwala	23838	01	148,350	0	148,350
46.	Sub Registrar Samanabad Town Lahore	24254	27	229,286	0	229,286
47.	Sub Registrar Shalimar Town Lahore	24272	19	1,065,464	0	1,065,464
Total			889	125,861,510	9,367,596	116,532,019

[Annex-22]

2.4.5(a) Non assessment of withholding tax on registration of immovable property by splitting the property into two or more deeds- Rs.57.687 million

(Amount in Rupees)

Sr · No	Sub Registrar	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Sub-Registrar City Multan	24247	24	5,615,220	0	5,615,220
2.	Sub Registrar Gulberg Town, Lahore	23496	13	2,451,354	1,079,458	1,371,896
3.	Sub-Registrar, Chunian.	23586	38	10,850,000	0	10,850,000
4.	Sub Registrar (City) Rawalpindi	23845	86	22,825,000	7,579,712	15,245,288

5.	Sub Registrar Saddar, Gujranwala	23778	4	717,000	0	717,000
6.	Sub Registrar Hasilpur	23888	1	296,000	0	296,000
7.	Sub Registrar Gujrat	24122	12	3579120	1,324,640	2,254,480
8.	SR Pattoki	23770	2	606,640	0	606,640
9.	SR Shalimar Town	24268	10	2,075,580	0	2,075,580
10.	SR Samanabad Town	23407		295,440	0	295,440
11.	Sub Registrar Ravi town Lahore	23485	3	925,120	0	925,120
12.	Sub Registrar urban-I Faisalabad	23628	7	1,767,254	0	1,767,254
13.	Sub Registrar rural Sialkot	23943	5	1,062,680	0	1,062,680
14.	Sub Registrar Samnabad town Lahore	24253	6	1,318,379	0	1,318,379
15.	Sub Registrar Allama Iqbal Town Lahore	23534	33	10,946,120	240,000	10,706,120
16.	Sub Registrar (I + II) Gujranwala	23761	2	672,000	240,000	432,000
17.	Sub Registrar Ferozwala	23833	5	825,987	334,440	491,547
18.	SR Nishter Town Lahore	23480	3	613,100	0	613,100
19.	SR Data Ganj Bukhsh Town Lahore	23552	3	799,240	0	799,240
20.	SR Cantt, Rawalpindi	23641	1	244,400	0	244,400
Total			68	68,485,634	10,798,250	57,687,384

[Annex-23]

2.4.5(b) Non assessment of withholding tax on registration of immovable property by splitting the property into two or more deeds- Rs.33.062 million

(Amount in Rupees)

Sr · N o	Arazi Record Center	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Arazi Record Center Kabir Wala	23803	2	469,900	0	469,900
2.	ARC-Lohdhran	24082	19	4,663,800	0	4,663,800
3.	ARC- Depalpur	23783	28	8,854,344	6,798,940	2,055,404
4.	ARC-Nankana	23825	13	4,268,840	2,000,640	2,268,200
5.	Arazi Record Center, Pakpattan.	23633	11	2,590,812	1,376,812	1,214,000
6.	Arazi Record Center, R.Y.Khan	23704	3	814,000	0	814,000
7.	Arazi Record Center, Kharian	23839	11	2,678,800	929,600	1,749,200
8.	Arazi Record Center, Chichawatni	24226	15	3,313,350	908,510	2,404,840
9.	Arazi Record Center, Dunyapur.	24147	35	8,155,260	2,658,260	5,497,000
10.	Arazi Record Center, Khanewal	23939	5	1,256,019	927,200	328,819
11.	Arazi Record Center Burewala	23819	7	1986800	0	1986800
12.	Arazi Record Center Taxila	24073	10	2,925,920	0	2,925,920
13.	ARC Okara	23813	4	949040	285,120	663,920
14.	ARC Vehari	23806	6	1,410,851	0	1,410,851
15.	ARC Peer Mehal	23560	7	1,316,880	1,283,880	33,000
16.	ARC Toba Tek Singh	23574	6	1,285,280	711,480	573,800

17.	ARC Jhang	23796	13	3,267,840	0	3,267,840
18.	ARC Rawat Rawalpindi	23600	4	734,700	0	734,700
Total			199	50,942,436	17,880,442	33,061,994

[Annex - 24]

2.4.6(a) Loss due to non-payment of mutation fee on oral sale of rural land - Rs.4.950 million

(Amount in Rupees)

Sr. No	Tehsildar	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Tehsildar Sargodha	23960	4	105,750	0	105,750
2.	Tehsildar Vehari	23650	30	281,400	0	281,400
3.	Tehsildar Rahim Yar Khan	23667	17	275,735	257,735	18,000
4.	Tehsildar Faisalabad	23883	73	285,867	266,867	19,000
5.	Tehsildar Jhang	24243	10	382,920	252,000	130,920
6.	Tehsildar Saddar Multan	24218	320	4,849,990	1,724,464	3,125,526
7.	Tehsildar City Lahore	23446	254	76,200	0	76,200
8.	Tehsildar Jhang	24235	114	1220876	27,349	1,193,527
Total			822	7,478,738	2,528,415	4,950,323

[Annex -25]

2.4.6(b) Loss due to non-payment of mutation fee on oral sale of rural land - Rs.16.652 million

(Amount in Rupees)

Sr. No	Arazi Record Center	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Arazi Record Center Kabir Wala	23804	15	111,317	4,807	106,510
2.	ARC- Depalpur	23789	39	980,714	0	980,714
3.	ARC-Nankana	23823	62	6,639,760	1,044,000	5,595,760

4.	ARC-Nankana	23828	22	1,085,822	677,582	408,240
5.	Arazi Record Center, Pakpattan.	23636	5	226,834	127,834	99,000
6.	Arazi Record Center, R.Y.Khan	23706	15	358,557	16,170	342,387
7.	Arazi Record Center, Kharian	23842	5	310,075	0	310,075
8.	Arazi Record Center, Chichawatni	24227	287	2,592,105	2,399,405	192,700
9.	Arazi Record Center, Dunyapur.	24151	108	350,548	0	350,548
10.	Arazi Record Center, Dunyapur.	24153	7	194,986	153,915	41,071
11.	Arazi Record Center, Khanewal	23938	3	1,256,019	0	1,256,019
12.	Arazi Record Center, saddar Multan.	24118	362	3,097,239	2,911,823	185,416
13.	ADLR Burewala	23822	54	91974	0	91974
14.	ADLR Taxila	24075	34	2,210,368	0	2,210,368
15.	ADLR Taxila	24078	3	1,524,000	0	1,524,000
16.	ARC Sialkot	23671	2	267,265	35,140	232,125
17.	ARC Okara	23818	3	25,073	0	25,073
18.	ARC Vehari	23811	25	245,565	0	245,565
19.	ARC Peer Mehal	23562	57	182,374	0	182,374
20.	ARC Toba Tek Singh	23571	25	691,557	200,865	490,692
21.	ARC Toba Tek Singh	23572	9	110,838	4,390	106,448
22.	ARC Jhang	23798	11	125,764	0	125,764
23.	ARC Jhang	23799	2	328,950	148,200	180,750
24.	ARC Rawat Rawalpindi	23599	10	602,685	0	602,685
25.	ARC Rawat Rawalpindi	23602	96	710,007	0	710,007
26.	Arazi Record Center, Khanewal	23941	5	55,829	0	55,829
Total			1266	24,376,225	7,724,131	16,652,094

[Annex-26]

2.4.7 (a) Loss due to non/short recovery of withholding tax from seller on transfer of immovable properties-Rs.18.569 million

(Amount in Rupees)

Sr. No	Sub Registrar	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Sub Registrar JaranWala	23896	18	527,975	0	527,975
2.	Sub Registrar Aziz Bhatti Town	24288	11	672,577	52,800	619,777
3.	Sub-Registrar City Multan	24249	31	738,830	0	738,830
4.	Sub Registrar Gulberg Town, Lahore	23495	28	3,097,168	2,457,105	640,063
5.	Sub-Registrar, Chunian.	23585	30	1,508,119	0	1,508,119
6.	Sub Registrar (City) Rawalpindi	23850	17	678,380	115,200	563,180
7.	Sub Registrar Wahga Town Lahore	23489	30	724053	605,323	118,730
8.	Sub Registrar Saddar (Rural) Rawalpindi	23597	8	294606	32062	262,544
9.	Sub Registrar Hasilpur	23886	20	559,939	286,600	273,339
10.	Sub Registrar Gujrat	24126	34	2102160	0	2102160
11.	Sub Registrar Gujrat	24128	2	92760	0	92760
12.	SR Shakargarh	23737	26	767,290	197,340	569,950
13.	SR Pattoki	23763	38	1,356,110	0	1,356,110
14.	SR Shalimar Town	24269	43	1,784,702	109,441	1,675,261
15.	SR Samanabad Town	23408	2	139,400	0	139,400
16.	Sub Registrar Ravi town Lahore	23486	20	555,270	0	555,270
17.	Sub Registrar urban-I Faisalabad	23629	13	316,667	0	316,667

18.	Sub Registrar Samnabad town Lahore	24252	72	2,991,033	0	2,991,033
19.	Sub Registrar Allama Iqbal Town Lahore	23535	8	1,004,428	937,265	67,163
20.	Sub Registrar (I + II) Gujranwala	23762	5	71,292	50000	21,292
21.	Sub Registrar Ferozwala	23836	9	247,830	113,910	133,920
22.	SR Nishter Town Lahore	23481	21	396,310	149,310	247,000
23.	SR Data Ganj Bukhsh Town Lahore	23556	25	265,937	113,242	152,695
24.	SR Fateh Jhang	23577	42	1,247,427	12,000	1,235,427
25.	SR Cantt, Rawalpindi	23638	6	1,660,567	0	1,660,567
Total			559	23,800,830	5,231,598	18,569,232

[Annex-27]

2.4.7 (c) Loss due to non/short recovery of withholding tax from seller on transfer of immovable properties-Rs.17.336 million

(Amount in Rupees)

Sr No	Arazi Record Center	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	ARC-Lohdhran	24089	5	247,000	96,000	151,000
2.	ARC- Depalpur	23792	15	293,675	282,977	10,698
3.	ARC-Nankana	23830	6	422,750	310,000	112,750
4.	Arazi Record Center, Pakpattan.	23634	36	2,295,800	536,200	1,759,600
5.	Arazi Record Center, R.Y.Khan	23705	3	458,200	0	458,200
6.	Arazi Record Center, Kharian	23841	3	708,800	0	708,800

7.	Arazi Record Center, Dunyapur.	24152	5	224,000	0	224,000
8.	Arazi Record Center, Khanewal	23940	308	1,003,010	0	1,003,010
9.	Arazi Record Center Taxila	24074	6	8,139,670	0	8,139,670
10.	Arazi Record Center Taxila	24079	5	519,000	0	519,000
11.	ARC Okara	23815	10	407,700	0	407,700
12.	ARC Vehari	23808	30	4,032,987	1,854,000	2,178,987
13.	ARC Peer Mehal	23564	19	645,350	469,000	176,350
14.	ARC Jhang	23800	50	1,426,852	0	1,426,852
15.	ARC Rawat Rawalpindi	23603	2	59,592	0	59,592
Total			503	20,884,386	3,548,177	17,336,209

[Annex - 28]

2.4.12 Non assessment of withholding tax under section 236-W on transfer of immovable property –Rs.16.832 million

(Amount in Rupees)

Sr. No	Sub Registrar	PDP No	No of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Sub-Registrar City Multan	24251	5	100,505	0	100,505
2.	Sub Registrar (City) Rawalpindi	23851	1	541,632	0	541,632
3.	Sub Registrar Aziz Bhatti Town	24289	33	12,677,112	20,824	12,656,288
4.	Sub Registrar Gulberg Town, Lahore	23498	21	974,186	436,687	537,499
5.	SR Shalimar Town	24271	23	516,981	332,506	184,475
6.	Sub Registrar Ravi town Lahore	23484	30	223,417	207,169	16,248
7.	Sub Registrar urban-I Faisalabad	23627	80	874,376	0	874,376

8.	Sub Registrar Samnabad town Lahore	24256	12	83,044	0	83,044
9.	Sub Registrar Allama Iqbal Town Lahore	23536	46	528,178	0	528,178
10.	Sub Registrar Allama Iqbal Town Lahore	23537	7	59,228	0	59,228
11.	SR Data Ganj Bukhsh Town Lahore	23551	98	1,413,404	162,226	1,251,178
Total			356	17,992,063	1,159,412	16,832,651

[Annex - 29]

2.4.15 Non recovery of penalty from registering authority to registering of immovable property more than 5 million of non-filer- Rs. 12.996 million

S #	Name of Formation	PDP No.	No. of Cases	Amount Pointed Out	Amount Verified	Balance
1.	Sub Registrar urban-I Faisalabad	23631	2	334680	0	334680
2.	ARC-Lohdhran	24086	5	1,416,502	0	1,416,502
3.	Sub-Registrar, Chunian.	23588	19	4,398,000	0	4,398,000
4.	Sub Registrar (City) Rawalpindi	23848	2	2,633,005	0	2,633,005
5.	Arazi Record Center, Taxila	24081	3	2,650,500	0	2,650,500
6.	Sub Registrar urban-I Faisalabad	23630	2	667,060	0	667,060
7.	Sub Registrar rural Sialkot	23947	1	156,000	0	156,000
8.	Sub Registrar Samnabad town lhr	24255	1	186,135	0	186,135
9.	Sub Registrar Gulburg Town Lahore	23499	2	554100	0	554100
Total			38	13,160,982	165,000	12,995,982

