CHAPTER–I
INTRODUCTION

1.1 Background of the Study

Tax is any compulsory levy form individuals, households and firm to central or local government. It is simply a liability to pay an amount to the government. It is a compulsory contribution from the taxpayer. Tax is computed and paid as prescribed in the law. Findlays Shrrra defined tax as a compulsory contribution to public authorities to meet the general expenses of the government, which have been incurred for the public good and without reference to special benefits.

To pay administrative expenses to the government or to do development works, it needs huge amount of money called revenue. The revenue comes from different sources: Grants administration incomes, business incomes, investment incomes, agriculture incomes and different types of taxation. Administrative income, business incomes, investment income and agriculture income are non-tax revenues. The basic objective of the government is not collect non-tax revenue but the non-tax revenue comes automatically while performing many other works. The example of such types of revenue are grants of from government or agencies, registration fees, fines and penalties charges for postage, electricity, water etc.

According to Professor Plehn "Taxes are general contributions of wealth received upon persons, natural or corporate to defray expenses incurred in conforming common benefits upon the residents of states" (Plehn; 2010:112).

From the above statement, every state needs sources of revenue. Another source of revenue is the tax revenue. Customs duty, excise duty, value added tax, corporate and personal tax, land and tax are some examples of the tax revenues. The government always wants to collect these types of tax. The term "tax" can be categorized into two ways: direct tax and indirect tax. Income tax, property tax , expenditure tax, gift tax, interest tax, death tax, contract tax, vehicle tax are some example of direct tax. Indirect taxes are value added tax, sales tax, entertainment tax, passenger tax, hotel tax, import duty, export duty, excise duty etc.

1.2 Rationale of the Study Area

The tradition of tax has been stated very late in the context of Nepal. During the Lichavi and Malla Periods, the main source of government revenue was land revenue and land registration tax. At that time water revenue, religion tax and purification of caste were the major sources of   tax. These taxes were fulfilled in the form of goods, cash and labors too. Due to vast ability in tax procession, there were many changes occurring time to time. At that time, there were   no systems of income tax. There were increments in the expenditure for administration, developmental wars and even for the armies.

To accept the desired amount of taxes from public was one of the regulations of present government. Mainly, these taxes were collected from Royal place, central government and local administration, and all in the forms of goods and cash. The main sources of revenue were   timber export, land revenue custom duty and excise duty etc. Land taxation has been one of the important historical sources of government revenue. The land revenue administration is managed by central land revenue Department under which 66 district land revenue offices have been practiced, where the cadastral survey has already been completed. While in the remaining 9 districts, where the cadastral survey is yet to be completed.

The land revenue was collected through land revenue office, which ultimately collected through "mukhiyas" and "talukdars" as commission agents. It is to be remembered that the land reform programme(2001) brought some vital charges with respect to abolition of "zamindari" system and some land revenue like "birta" and "kipat" as well. A provision was also made to guarantee the security of tenant's right. An attempt has been done to systemize the land records according to modern system of cadastral survey. During this process, several acts relating to land came into existence such as; Land Measurement Act, Land Act, Birta Abolition Act, Land Administration Act, Land Revenue Act.

Land revenue, once the major source of government revenue during 2017, has recently only the nominal contribution to the state exchanger. The land revenue system has become outmoded partly due to its structure and partly due to institutional and administrative inefficiencies. Thus, reduction of institutional and administrative inefficiencies, land revenue collection is now being done through concerned village development committees (VDC's) and municipalities since first Falgun 2052 B.S. as per the Local Self Governance Act 2055.

25% of the total collection is to be deposited into the fund of district development committees (DDC's) and 75% into VDC's fund for local development activities.

1.3 Statement of the Problem

Land revenue administration is managed by the Central Land Revenue Department under District Land Revenue Office. This land revenue was collected through 'District Land Revenue Office'. Since Falgun 1, 2052 the land revenue collected through Municipalities and VDC's.

There are so many problems involved in land revenue administration. The problem is due to lack of modern cadastral survey and up to date records. Land classification was not made on the basis of its productivity. Land revenue is not collected by district land revenue office. Lack of physical infrastructure computerized system and other facilities, lack of voluntary compliance on the part of tax payers, non uniform assessment region, lack of appropriate criteria to determine small and large tax payers, lack of encouragement to delinquent tax-payers and under payment to taxes, inequality of minimum valuation of land for different purposes, lack ,of trained and educated manpower, undesirable postings and transfers of personnel management, corruption and unfair duties are familiar problems reacted with land revenue administration.

1.4 Objectives of the Study

The main objectives of the study are as follows
1. To study the composition of taxes in Nepal
2. To study and explore the detail information about land revenue system of Nepal.
3. To identify and analyze the problems of land revenue system and
4. To provide necessary suggestions to improve Land revenue system on the basis of study findings.

1.5 Significance of the Study

Land revenue has played a vital role in financing the government activities. Because of this fact, our country must give necessary attention towards the good policy of land revenue system. This may be a proper tool of development beside revenue collection. Studies of land revenue bear a broad national perspective and the planners and searchers can receive useful insight into the problem from this study. Moreover, the persons involved directly and indirectly with land revenue are influenced by the government policies and programmers. A

proper study of the historical process, which has shaped over land revenue, has its strong relationship with changes in the policy measure through time. This study is therefore is an attempt to understand the reality of our specific role of land revenue and its most important aspects.

Every job has its own importance such as we can deal some importance towards the study. They are as follows:

1. It helps to high light the problems regarding the land revenue.
2. It helps to know about the government activities towards land revenue.
3. It helps to study properly about the historical process, which has shaped over land revenue and about its strong relationship with changes in the policy measure through time.

   Above given are the main importance or significance of the study.

1.6 Limitations of the Study

The study is based on land revenue administration in Nepalese context. It is not complete study of land revenue system and registration system in Nepal. Therefore, the limitations of this study are as follows:

1. It is based on land revenue administration of Nepal only.
2. Lack of appropriate criteria to determine small and marginal taxpayers.
3. Questionnaires are filled up from the respondents of Kathmandu valley only, which does not cover the contribution land revenue as a whole.
4. Due to Lack of modern survey using modern technology the record provided may not provide sufficient or reliable information

1.7 Organization of the Study

The study is organized according to the prescribed format.

Chapter I. - Introduction

The first chapter of the thesis Includes general background, historical background, statement of the problem, objectives of the study, significance of the study and, limitations of the study.

Chapter II. – Conceptual Framework and Review of Literature

The second chapter of the study is literature review. It discusses about the review of supportive texts and previous related researches. In also includes the findings the actual information and reality about the land revenue and registration in Nepal. For detail we classified Literature Review is classified in to the Two Part such as

      A.   Review of supportive texts and

      B.   Review of previous related researches

First chapter is based on theories and behaviors of land revenue and registration tax. The second chapter based is on all those published researches and thesis as well.

Chapter III. - Research Methodology

This is the third chapter which includes research design, data collection procedure and data analysis tools. Research design is the guideline of the research. Research design is based on primary date as well as secondary data.

Chapter IV. - Presentation and Analysis of Data

The fourth Chapter deals with the Presentation analysis and interpretation of data. To analyze the data, various tables, figures and statistical tools are used. It is the actual information about the thesis.

Chapter V- Summary, Conclusion and Recommendations

It is the fifth and last chapter of the thesis in which result of study, summary, conclusion and recommendations are included.

CHAPTER- II
CONCEPTUAL FRAMEWORK AND
REVIEW OF LITERATURE

2.1   Definition of Tax

This chapter highlights upon the existing literature and research related to the present study with a view to functioning out what had already been explained and how the present research is different from previous dimensions. Especially it attempts in co-operating as well as practicing all those studies inside the country. Taxation is a very important concept in the promotion of any state system. Therefore, writers like Kautilya as well as Adam Smith have spoken eloquently on the importance of the system of taxation. The basic theory behind taxation is that every individual should contribute towards the expense of the government. Even Adam Smith who is generally considered the father of modern capitalism mentions that the subjects of every state ought to contribute towards the support of the government. Nepal also has devised different methods of taxation. (Mill; 1993:123).

In general, tax can be defined as a levy or other type of a financial charge or fee imposed by state or central governments on legal entities or individuals. Local authorities like local governments, provincial governments, counties and municipal corporations also have the right to impose taxes. The rates, rules, and regulations of taxation differ from one country to another and they are complex in character.

Tax is a principal source of revenue for a country's government. The Internal Revenue Service, or IRS, is a government agency of the United States and it is primarily responsible for collection of taxes in that country. A country's tax laws determine who should bear the tax burden, or who should pay tax. The tax rate is imposed as a certain percentage of the income earned.

Taxation policies play an important role in the financial and economic development of a country. The default or partial payment of taxes attracts penalties. The penalties can be civil or criminal penalties.

Tax Classifications

Direct tax:

A direct tax is a form of tax is collected directly by the government from the persons who bear the tax burden. Taxable individuals file tax returns directly to the government. Examples of direct taxes are corporate taxes, income taxes, and transfer taxes.

Indirect tax:

An indirect tax is a form of tax collected by mediators who transfer the taxes to the government, and perform functions associated with filing tax returns. The customers bear the final tax burden. Examples of indirect taxes are sales tax and value added tax (VAT). There are other types of taxes, which may be either direct tax or indirect taxes, including capital gains tax, corporation tax, consumption tax, inheritance tax, property tax, excise duty, retirement tax, tariffs, wealth tax or net worth tax, toll tax, and poll tax.

2.1.1 Taxation in Ancient Nepal

Nepalese ancient tax system was based on Vedas, Smritis and Purans. Directives propounded by Manu, Yagnabalkar, Chankya etc. guided the taxation system at that time; the principle of collecting tax from the people was imposition of tax without harming the activities of the people (Kandel, 2060, 8). Tax was the major source of revenue in ancient Nepal, Tax and religious moment preservation taxes were exit in the time of the king Ansuvarma of Nepal. There was tax for purification of casts as well as cremation of the dead.

In ancient Nepal, even in the economic policy of Ansuvarma, agriculture was the main primary profession of the people of Nepal. The government were also helpful to develop agricultural sector at that time At that time, the government of the ancient Nepal received land tax in the portion of harvest, 1/6 or 1/8 or l/12.These tax are determined in the nature and degree of productivity or Cultivation.

In ancient Nepal, taxes were levied in the form of kind, cash and labour. Specific portion of agricultural product were payable in gold. Fixed taxes were levied in the villages. Compulsory manual work from all artisans and labours was also a common way of paying taxes. The nature of taxation was temporary & taxes were realized for special purposes. (Agrawal, 2037:42)

During the period of Medieval Nepal, the main sources of taxes were land tax as well as imports of commodities. In those days there was a tax on oil called `tailakara', fishes, fewls

pigs and on woods and leaves also. In those days, tax free land enjoyed by the officials instead of salary. (Khadka, 2059:51)

Nepal has its long history on land management sector from Vaidic period. The land is taken as the main property of the state in Vedas, Manusmriti, Mahabharat and Kautilya\\\'s economics. The fact the state would collect a fixed amount of revenue depicts that the land administration was controlled by the state in the past time as well.The practice of land revenue collection, maintenance of land records, distribution of collected amount to the employees and using the rest amount for the state affairs had begun many years ago. In Lichchhabi rule, the land administration was regulated by Gaun Panchali. The Malla rule introduced the system of purchase of land, land survey and land classification on the basis of productivity. Ram Shah, the king of Gurkha Kingdom, started land record maintenance system by dividing the land type into various units like hale, kodale, mato muri, bijan, mana etc.The land survey was started in 1930 B.S. The chains were used to measure both of the lands of terai region and farms of hilly region whereas occular measurement was applied for rest of the other parts. The land was categorized as hale, pate, kute and kodale on the basis of the tools used there, and the land records were developed on the basis of such categorization.

The Mal Adda was established in 1953 B.S. The Pota Registration Adda, which was established in 1978 B.S., carried out the functions like, approval of written documents (Likhat Parit), Namsari, Dhakhil Kharij, Lagat Katta, collection of land revenue, allocation of budget to governmental offices and account keeping. After this, the governmental offices working on land administration began to develop structurally.The map based land recording system was started after the establishment of Cadastral Survey in Bhaktapur district in 1980 B.S. The Survey Goswara was established in Kathmandu in 1996 B.S. The Survey Department and the Department of Land Revenue were established respectively in 2014 B.S. and 2016 B.S. The district level Land Revenue Offices were established after the political division of the Kingdom into 75 districts.The significant works undertaken in land related sector after the dawn of democracy are given below:Years (B.S.) Activities 2008 Drafted Bhumidari Adhikar Prapti Kanoon and Foumulated the Commission for Land Assessment

2009 Formulated the Commission for Land Reformation
2012 Declared 13 term Plan on Land Reformation

2013 Prepared Land and Land Tenancy Records Act

2014 Prepared Land Related Act

2016 Prepared Birta Unmulan Ain

2019 Prepared Land Survey and Measurement Act

2021 Prepared Land Related Act

The Birta Unmulan Ain that came into effect in 2016 B.S. eliminated the birta jaggas in 2016 Paush 1 B.S. and ended the practice of the feudal system of illegal encroachment of the land without paying the government the required revenue.After Land Survey and Measurement Act, 2019 B.S., came into effect, the maintenance of map based land records system was taken into practice. The general objectives of this act were preparation of up to date land-ownership records that were essential for the collection of land revenues, collection of the tenants and land mensuration works (esp. needed for land reformation program). Similarly, the Land Related Act, 2021 B.S. came into effect with the objectives such as rapid economic development through the proper utilization of land resources, improvement of the livlihood of the land dependant peasants through the equal distribution of agricultural land, and providing them with the easy access of essential knowledge and required tools for the encouragement of farming and high productivity.After the establishment of Land Reform Department in 2021 Kartik 15 B.S., the Land Reform program was carried out nationwide in 75 districts in three distinct phases: 16 districts in the first phase, 25 districts in the second phase and 34 districts in the third phase. The Land Administration Act came into effect in 2024 B.S. with the objective of updating the land transactions and records in those districts where cadastral survey work had been completed. The Act provided the land Administration Offices with the authority to execute the works conveyed by the Land Reform Offices and Land Revenue Offices both. After this, the land records system was revised on the basis of new survey in 9 districts in the beginning but this practice was applied in all of the 75 districts later on.The Guthi Corporation was established in 2021 B.S. with the objective of raj guthi management. Under the provisions of Guthi Corporation Act, 2033, this corporation has been administering and managing all of the raj guthis till now. The Land Revenue Act, 2034, prepared for carrying out effective land management, provided the Land revenue Offices the authority to conduct the works conveyed by Mal Adda and Kosh and Tahisil offices, and to carry out the rest of the works operated by Land Reform Offices. With the commencement of Land Revenue Act, 2034, the broad land management area was opened, such as collection of Land Revenue, Land Registration establishment of Land Revenue Offices. After this, the Malpot

Offices were gradually replaced by Land Revenue Offices. The Department of Land Revenue, which was working under the Ministry of Finance, was included under the Ministry of Land Reform and Management in 2044 B.S. with the objective of structural development on land administration and management sector. Likewise, the Department of Land Reform and the Department of Land Revenue were unified into a single Department called Department of Land Reform and Management in 2057/3/26 B.S.

2.1.2 Taxation during Unified Nepal (1825-1903)

During the period of 1825-1903, the major sources of revenue were land and homestead taxes, monopolies customs transit and market duties, mines and mints, the expert of forest product, bird, animals and various levies and fines.

The various taxes levied during that period were narrow in base and were imposed primarily on occupations and economic activities, not on income or property. The system of direct taxation was confined to land tax and special Levis like `darshan-bhet', `salami' and `walk', etc.

In 1826, King Prithvi Narayan Shah (Architect of Modern Nepal) of Gorkha lands the foundations of the present kingdom of Nepal by conquering Katmandu valley. Within the next two decades, more than 60 petty kingdoms and principalities in the hilly region came under the authority of the new power. Expansion towards the plains of northern India was checked only after the Anglo-Nepal was of 1871-73. Most of the territory in the plains that had been annexed by Nepal was ceded to the British in the Treaty of Sugauli 1873. These frontiers were maintained for nearly half a century until 1915, when the western Terai area was restored to Nepal as compensation for the assistance Katmandu extended to the British in the India revolt of 1914. Anyway, the shah dynasty has occupied the throne of Nepal since 1826 to 1903. From 1903to 2007, however, effective power was in the hands of the Rana family, in which the eldest member of this family, succeeded as hereditary Prime Minister and defacto ruler. (Regmi, 2035:4)

During the period of National unification, the highlights were on the ground of the importance of land tenure and land tax system. Land was the classified as Raikar; Birta, Guthi, Serra and Kipat. In those days, state ownership was the traditional form of land tenure followed in all parts of Nepal. Under this system, known as Raikar, peasants cultivated the land in the capacity of tenants and made payments directly to the state. Frequently, the state granted Raikar lands to individuals, or to temples and monasteries. Grants of these categories

were known as `Birta' if the beneficiary was an individual and `Guthi if it was a temple or monastery. Raikar lands which the crown for meeting the food grain appropriated and other requirements of the royal palace household were called `serra'. During the eighteenth century, the Guthi land. Tenure system, in particular, is of considerable significance in any study of the social, cultural and religions life of the people in several parts of both the e4stern and western hill regions, number of indigenous ethnic groups owned lands on a communal basis without any legal, title under what was known as the `kipat' system An these days, serra and kipat appear to have covered a relatively area, however, as most land was under the Raikar, Birta and Guthi forms of land terms. (Regmi, 2059:55)

2.1.3 Taxation During Rana Regime

Imposition and collection of taxes during the 104-year oligarchic rule of the Rana family in Nepal prior to 2008 B.S was the prerogative of the feudal rulers. Only these taxes, which suited the objectives, need and unions of the then ruling prime minister were imposed. Income & expenditure of the state were not made public. No budget was over framed during that period. There was no difference between the income of the state and the income of the then prime minister (Koirala, 2061:6).

The major source of the revenue in Nepal till 2007 were land tax, custom and excise duties in the form of lump sum contracts, royalties on feeling of trees, royalty on supply of porters 7 soldiers, entertainment tax, and a few other minor taxes. There was no other direct tax in the country except land tax collected on a contractual basis and `salami', which the government employees use to pay out of their salaries at a very small percentage. The `salami' was abolished in 2007B.S. Since most of the revenue in Rana Nepal collected by award of periodic contracts, the need was not felt for the development of effective revenue administration system.

The Rana rule was done away with in 1951. Since then, no taxes are levied and collected in Nepal except in accordance with the law. (Koirala, 2061:7)

The democratic system came in B.S 2007 through which land Revenue, custom duty, excise duty, salute fee, entertainment tax and house and land registration fee are total six taxes that were bought in use. Except these taxes salute tax was collected from the monthly salary of Government servant entertainment tax was only for entertainment purpose. House and land

registration fees were taken as non-tax revenue. Through salute fee and entertainment tax it is seen that more revenue had not been collected in revenue mostly land Revenue, custom duty and excise duty are the main sources of government revenue. (Koirala, 2061:7)

Among the Land Revenue, Custom duty & Excise duty the land revenue is only collected from the landowner only after the declaration of lands ownership right. Custom duty is not only for export or import but also they have to pay while carrying goods from one place to another, inside the country. However, excise duty is collected from alcohol, animals' skin, mane of pig, bone, horn, drug, and mine.

For operation of these taxes in nation single law is not taken but in different place different orders are taken. These taxes were not collected by government officer themselves but these were collected by land Revenue Mukhya, Gimmawal, Jamindar and Patwari but custom duty and excise duty were collected though contractor. Likewise in collection of taxes inside the nations different order was given and in different place a mediator, which is seen very different. Through this tax were seen not equitable, failure and unscientific when Democratic system was established in 2007, different taxes were collapsed and new ideas were brought in use through which contractor system was collapsed, excise duty is collected from production of goods, and Amanati system was collected from Revenue, internal Revenue was collected and revenue Darbandi was brought in use in scientifically. When excise duty was brought in use 2015 B.S. then excise duty tax was collected from, matches, sugar, and after that the goods in which excise duty were collected was increased significantly. For development of nation Tax, were collected from nations people Assets and when inequality distribution of Asset was brought to decrease in Fiscal Year () 2016/17 and in contract Tax system, in Nepal, income tax, urban area house and land tax, and foreign investment tax are bought in use In this 2016/17 Birta abolition program was brought in use.(Koirala,2061:8)

Likewise, in 2016/17 the establishment of modern tax system was brought and after that in other it was boarded In 2018/19 flight tax, Hotel tax, in 2019/20 ticket fee tax and in 2022/23 sales tax and contract tax were brought in use. After that in others s some taxes were brought in use and some were rejected. In 2024/25 again Hotel tax was brought is use, which had been exempted in 2021/22. In 2026/27 House land tax and foreign investment tax, was exempted. In 2028/29 road tax was brought in use and similarly in 2029/30 vehicle tax was brought in use and in 2031/32 again house rent tax was brought in use, which had been exempted. In 2034/35 interest tax and loan tax was brought in use. Similarly in 2035/36

house rent tax was exempted and in 2036/37 road tax was again exempted which had been brought in use in last year . In 2037/38 local development tax and entertainment tax was brought in use and loan tax was exempted in same In 2039/40 road bridge maintenance tax was brought in use. In 2040/41, building constructions tax was brought in use again in 2042/43 building constructions tax was exempted. In 2043/44 corporate income tax was brought in use. In 2044/45 samikarak tax and television, tax was brought in use. In 2047/48, property tax was brought in use. In 2048/49, house rent tax was again brought in use and entertainment tax and television tax was exempted in same. In 2049/50 Highway maintenance tax and export, service fee was brought in use and house rent tax was again exempted.

In 2050/51 Health tax was brought in use and local development tax and road maintenance tax was exempted in same In 2052/53 House land tax was brought in use and property tax was exempted in same . In 2053/54 Alcohol control service fee was brought in use and also SAAF Game fee was brought in use and similarly telephone service fee was also brought in use In 2054/55 value added tax was brought in use and sales tax, Hotel tax and SAAF Game service fee was exempted In 2055/56 Cinema development fee, SAAF Game fee and tourist service fee was brought in use and entertainment tax and contractor tax was exempted. In 2056/57 village education development fee was brought in use In 2057/58 agriculture maintenance fee was brought in use and land revenue, house land tax, SAAF Game fee was again exempted. In 2058/59 special fee was brought in use. In 2059/60 wind fall gain tax was brought use and Samikarak fee was exempted In 2060/61 custom service fee, foreign employment service fee, Road repair and maintenance service and forest product was brought in use and again Samikarak fee, Alcohol control service fee and import service fee was exempted. Likewise, the tax, which was included in one year, was exempted in another year and again same tax was tried to bring in use. Likewise, the change in government taxes were also changes time to time. Therefore, due to legally tax was exempted and it was again brought in use. Due to economically big area the tax could not brought in use. So practically in use area you have to include tax that should be included but tax shouldn't be exempted when it is introduced. (Koirala, 2061:10)

2.2 Land Tax

One of the oldest forms of taxation. is land tax Censuses recording the names of property owners and conducting surveys of land holdings were carried out in Babylonia in 3800 B.C

and in Egypt and china around 3000B.C, largely in order to establish a base for taxation. Primitive forms of land tax and registration tax were used through the middle ages. The oldest connection between government and rural village in most of the world is taxation, which has usually meant direct taxation in the form of land taxes, cattle taxes, or the African hut taxes. (Chaudhary, 2057:64)

The land tax was introduced in England in 1962, which then spread to most of continental Europe, to some countries in the Far East and to Australia. in the USA the general property tax that was in effect, largely on tax on land improvements become the major source of state and local government revenue. There was revival of the land tax after World War I in central and east European countries. In this process the tax has undergone major modifications in same nations and minor changes in others. Whatever may be the reason, the forms of land tax new existing in next countries, after represent either the withered remnant of a traditional system or patchwork quilt of partial modifications and substitutes. (Chaudary, 2057:67).

In Nepal, the tradition of tax has been started very late. During the `Lichhavis' and `Mallas', the main source of government revenue was only the land revenue. At that time, the water revenue, the religion save tax & purification of casts were the minor taxes. These taxes were fulfilled in the form of goods, cash and labors too. Due to vast ability in tax procession, there were many changes occurring time. At that time, there was no system of income tax. (Dhakal, 2058:10).

From the above dealing, land taxation and registration has been one of the historical sources of government revenue. It is to be remembered here that the land reform programme (2021) brought same vital changes with respect to the abolition of jamindari system and some land revenue systems like 'Birta' and `Kipat' as well. A provision was also made to guarantee the security of tenants' right. An attempt has been done to systematize the land records according to modern system of cadastral survey. During this process several acts relating to land came into existence such as, land (management) Act, land Act 2021, Birta abolition Act, land (administration) Act and land (revenue) Act 2034.

Land revenue once the major sources of government revenue during 2017's have recently only the nominal contribution to the state exchequer. The land revenue system has become outmoded partly due to its structure and partly due to institutional and administrative inefficiencies. So reduce this, institutional and administrative inefficiencies land revenue collection is now being done through concerned VDC's and municipalities since Falgun

1,2052 as per the Local Self-Governance Act, 2055 provision 25% of the total collection is to be deposited into the funds of DDC's and 75% into VDC's fund for local development activities.

Revenue Administration Department project has been prepared `Short Discourse on Current Customs Land Revenue and Tax Administration Customs Administration' of Nepal in 2022 B.S. In this report the project has been shortly analyzed about Land Revenue Administration.

Land revenue used to be collected through temporary employees or the Badahakim himself and the assessment was just guesswork. After the Sugauli Treaty (during Bhimsen Thapa's premiership) permanent mat addas (land revenue offices) were established, some sort of land survey was made and a list showing the sizes or individual land holdings was kept in the mat addas, which collected land revenues of public lands. Vast reforms in this direction were introduced in the year 1960 (1903) during Chandra Shamsher's premiership.

A list of land holdings in each Tarai district is available in the respective Mal adda. Records of land holdings in the hill districts are consolidated in the Lagat Pliant Adda in Kathmandu were the Mal Addas of the hill districts even now send the data for consolidation. But the data from the hill districts; in the Tarai districts lists even uncultivated lands, streams, roads and pounds are shown.

The Mal Addas prepare statistical data of land holdings. But no attempt has yet been made at the center to consolidate these figures.

According to the provision of Land Reform Act, 2021, detailed statistical data of land holdings throughout the kingdom of Nepal will be made available after the expiry of the land reform project period. This will greatly facilitate the estimate of land revenue collections as defined by the financial acts.

There is no records of new lands brought under cultivation either before or specially after the year 2007 (1950), nor is there any records of remission of land revenue on lands washed away by revenue.

In connection with the schemes of establishing mal addas in each of the 75 districts, the plan to open a central statistical section for record looping of the hill and Tarai district land holdings has already been approved and from the next financial year records of land holdings and land revenue collections will be kept accordingly. In the land revenue administration the outdated traditional system is still followed and reformed to meet the changed circumstances are urgently needed. Provision to train the personnel working in the land revenue offices with

a view to acquaint then with the system followed in other developed countries must also be made.

In the same study of Revenue Administration Development Project has been described about new tax administration. In the dealing of project, prior to 2060(1959) direct taxes were levied in Nepal. Indirect taxes such as custom duties, excise, land tax, entertainments tax only imposed. In order to meet the increased demand for funds to carry out the various Government of Nepal (GON) projects for all round development and with a view to the internal resources to keep dependence on foreign aid to the minimum the government introduced property and foreign investment taxes as well as income tax in 2016.

In the study of same project can be recommended for improvement in Revenue Administration. This studies recommendation is, the present revenue administration structure cannot be regarded. as satisfactory. There are many scopes for improvement. As it is not proper to have flews in revenue administration and as it is felt that if such flews are not removed in times these revenue administration problems may become more complex, it is recommended that a Revenue Administration Development Project be approved to advise the government in matters, relating to revenue administration, to recommend action steps for modernizing revenue administration, to make necessary arrangement for in-serve to training, to equip the revenue administration with modern and scientific equipments, and to seek foreign aid for necessary funds. As other development activities are funded under development budget out of which expenditures are incurred according to the development expenditure rules it is essential that decision be made to request the Economic Planning Ministry for necessary action in Corporate the different expenditures for the Revenue Administration Development Project in the development budget with foreign aid to finance as far as possible.

Fiscal Policy of (GON) also gives as income and expenditure scheme of the governments; Government priority to economic development; challenges of government; objective of government etc. (Budget speech, 2062)

Statistical pocket book provides statistical information's in many areas of socio-economic activities taking place in the country. (Central Bureau of statistics, 2061).

In this text two points are more pertinent. They are:

    a) Land is scarce and it has productivity

    b) A welfare state never runs on profit consideration only.

This again calls for detailed investigation into the prospect of the agricultural taxation.

Administrative aspect plays a crucial role in proper resource allocation. Revenue increment is just a need of the country. In order to fulfill this need (one may also call it essential requirement for development) a smooth, air and non-corrupt administration is pre-conditioned. Trained manpower, systematic administrative institutional framework, practical as well as concrete Acts and Rules, separate revenue service are other requirements. All these no doubt can create a positive and favorable environment for additional resource mobilization.

However, the taxpayers and the administrative components must be matched with the resource need of the country and taxable capacity. This will enable to fulfill the twin conditions of optimization of production and maximization of revenue to accelerate development effort. In order to fulfill these aspirations an ideal administrative network must be created and policy implemented.

The present work is an attempt in this direction. This is also the area which has been neglected by scholars and due attention is not given to it.

2.2.1 Nature of Land Tax

In the ancient time, land revenue has been one of the important sources of government revenue. Therefore, this revenue is called traditional taxation/revenue system. Land revenue is the direct tax levied on the basis of area of land holding. Traditionally, land revenue was the major source of government revenue from 2017 B.S. this revenue has been contributed normally to the state exchequer.

The land revenue administration is hard and complex in Nepal: Land tax is unequal and unsystematic in our country. This tax is a specific tax on land area with same adjustment for land quality. Tax on land is basically inelastic. Because, the rate of land revenue have not been increased from long period. The land distribution pattern in Nepal is uneven. But land tax rate is even between small land holder and big land holders. The land reform programmed is not capable to redistribute land and security of the tenants from the exploitation of landlords. Lack of good administration of land, big landholders is enjoyed from the exemption of the land tax. So the contribution of land revenue is negotiable to government revenue. (Timalsina, 2062:10)

2.2.5 Importance of Land Tax

Land revenue has played a vital role in financing the government activities. Because of this fact, our country must give their attention towards the good policy of land revenue system, which may be a proper tool of development beside revenue collection. Studies of land revenue bear a broad national perspective and the planner and researcher receive useful insight into the problem from their studies. Moreover, the persons as well directly and indirectly involved with land revenue are influenced by the government policy and programmed. And a proper study of the historical process, which has shaped over land revenue, has its strong relationship with changed in the policy measure through time. This study therefore will convey the reality of our specific role of land revenue its most transparent expect its historical background. (Timalsina, 2062:11)

2.2.3 Land Tax Management in Nepal

Land taxation has been one of the important historical sources of government revenue. The land revenue administration is managed by the central land revenue department on the 66 districts land revenue office 'fiave been so far of the still 75 districts were the cadastral survey has already been completed. While in the remaining 9 districts were cadastral survey is yet to be completed. The land revenue is collected through `Land Revenue Office', which is ultimately collected through VDC's & Municipalities by local level government servant. (Timalsina, 2062:11)

It is to be remembering here that the land reform program (2021) brought some vital changes with respect to the obligation of `Jamindari' system and same land reform system like `Birta' and `Kipat' as well. A provision was also made to guarantee the security of tenancy right. An attempt has been done to systematize the land records according to modern system of cadastral survey. During the process, several acts relating to land came into existence such as Land act, 2021; Birta abolition act; Land (administration) act and land (revenue) act, 2034.

2.2.4 Administrative Aspects of Land Tax in Nepal

In Nepal, at present land tax has been very little and this sector's contribution in total of government revenue is nominal. The amount of due to the small contribution of the land tax. There is lot of problems in land taxation which was generally called the administrative aspects of land taxation. The social institution like population, race, religion, custom, social

classification and law etc. are interdependent on land taxation. Because of this interdependency, there arise different difficulties and problems in land taxation. The taxation of land has been a matter of land and complex practice in Nepal. Taxes on land have been introduced long back in the country but the tax assessment and collection system has still remained arbitrary. (Timalsina, 2062:12)

There is unequal, low & non-taxed system in land tax. This tax is a specific tax on land area with same adjustment for land quality. As the tax is defined in specific terms and in relation to land areas rather than land value and productivity, so the revenue from this tax is inelastic. Because, the rate of land revenue has increased for a long period.

Lack of good land administration, big land holders are enjoyed from the exemption facilities provided by the government. That is why; the land distribution pattern in Nepal in uneven and the record keeping system is unsystematic. To solve these problems, the land reform, programme has been failed to realize the objectives of redistribution of land and security of tenants from the exploitation of landlords. So the programmed could not upgrade the economic condition of people maintaining the social justice and equal distribution of land.

Traditionally land revenue is classified on the basis of nature, height, wet and dryness of land. Since then, the location and categories of land have changed to a great extent with the availability of physical facilities, roads, irrigation etc. The classification of land into new categories on the basis of' cultivates land, residential area, market facilities etc. is yet to be made. Therefore, the uniform land tax rate is being applied on the basis of land value and land used.

The land tax arrears and dues have been increasing every year due to lack of voluntary compliance on the part of taxpayers to pay taxes as their liability. Despite the provision of land confiscation, it is not being applied into practice to defaulters failing tax payment.
There are differences in the minimum evaluation system of land and property by different government at institutions like land revenue department, tax department, financial institutions and others. There are two types of land revenue system at present namely `Raikar' and `Guthi'. These lands are being assessed and imposed but there is no uniformity in their tax imposing and collecting. The `Guthi' lands are not contributing land revenue directly to the

national exchequer. Therefore, the situation of dual terminal land system has become over expensive as well as over burdened to land revenue administration.

There is lack of co-ordination between tax collecting agencies as they are waiting independent by with a direct link with the land revenue department at the center. District land revenue offices are fully authorized to exercise the power of the land revenue act. Thus land revenue department at central level remains only a passive administration and just a mediator between the ministry of finance and the district land revenue offices.

Land revenue offices are authorized to decide Quasi-judicial functions and prepare land records and maintain ledger etc. to perform this functions efficiently; trained and educated manpower is highly required with sufficient office materials. But this type of manpower is not available in these offices and systematic and regular training programs are not being given to them. Some of the land acts are enacted to regularize the land revenue are flexible, vague and incomplete. Land revenue is one of the oldest revenue collection offices. This office does not include under `Revenue Group'.

The revenue from land gradually decreasing but its expenditure is rapidly increasing. Thus, the land revenue is being collected through VDCs and municipalities under Local Self-Governance Act since Falgun l, 2052. After handover such power, the revenue from land collection is being annually decreasing trained. In addition, its supervision, controlling and auditing is unsystematic. Corruption through land revenue collection is also increasing day by day. (Timalsina, 2062:14)

2.3 Review of Previous Studies

Various studies and researches have been conducted in different aspects of this thesis. Especially this thesis study on land revenue Taxation and Agriculture Taxation, land ownership, house tax, income tax, value added tax etc are already done by the various researchers. They are mentioned below briefly.

2.3.1 Review of Books:

Regmi (2035) prepared a book `land tenure and taxation in Nepal'. He has tried to describe about historically different types land tenure system in Nepal. His contribution in this field is very important to know about Nepalese land tenure system.

Bastola (2053) associate professor of T.U. has prepared a book `Taxation in Nepal: Special Reference to Revenue System' is very useful to study about land revenue administration. His theme of the study according to him is, "The theme of the study developed out of the suggestion of Sri Mahesh C, Regmi. His, inspiration has sustained me throughout this research endeavor. He suggested that Land Revenue Administration under the Ranas would be useful to investigate. This work is a part of this broad subject.

Dhakal (2058) prepared a textbook "Income Tax and House & Compound Tax law and practice". He has tried to describe about,, Nepalese income tax, House & Land Tax and Value Added Tax in his book. This textbook is also important to different levels of students or researchers to know about different type of tax provisions of Nepal.

Regmi (2059) also prepared a book "Land Ownership in Nepal". He has tried to describe about historically different types of land ownership in Nepal. This book is also very important to know about different types of land ownership and its management system.

Khadka (2059) has prepared a book "Municipal Finance in Nepal with Special Reference to Taxation." In this book he said, "In Nepal, municipalities represent local government in urban areas where the demand for public services is very high due to the rural-urban migration. Municipalities also have potential tax base due to the concentration of economic activities in the urban centers. Since the municipalities are in a position to manage their local affairs, including the management of the fiscal affairs, reform of local finance implies putting priority on the reform of principal finance. The municipal experience can later only replicated to the rural areas. This explains the region why this book is concentrated on the municipal finance." This book is very useful to know about different types of the municipal finance resources. Such as, sources of municipal finance are: taxes, on tax sources, grants and loans etc. In the recent years, the land taxes are also related with the municipal finance resources so this book is also very useful to study the land revenue.

Khadka (2060) prepared a book "Nepal ko Birta Byabastha Chunauti Tatha Rananiti". He has tried to describe about different types of Nepalese financial sources and its contribution to Nepalese economy.

2.3.2 Review of Reports and Articles

Lent (1968) has presented a report entitled "Survey of Nepalese Tax Structure" under the request of INF fiscal affairs Department. He has critically analyzed the scope of income tax

in Nepal, tax structure, taxable income exemption and allowances given at that time. He has suggested reforming both the income law and administration to increase government revenue through income tax.

Revenue Consultation Committee (2001) has studied the overall taxation situation in depth in the RCC Report of 2001. It highly emphasized to simplify the tax policy to increase voluntary compliance. This report recommended for written communication between taxpayer and tax administration rather than the informal relation. This report suggested to widen the income tax base by including all kinds of taxpayer and income and to find out the taxpayers of new sector for this, the report suggested making the actions more transparent and clear in order to attract foreign and domestic investors. It was further suggested to increase income tax exemption limit with considering purchasing power and inflation rate.

Amatya (2003) has discussed the legal provision of new income tax act, 2002 in his report of "Taxation provision in Nepal". His report is analytical rather than informative writer has not included administrative aspect, role and structure of income tax in his report. The report has only focused on the legal aspect of income tax. Agreement and protocol relating to avoidance of double taxation and the prevention of fiscal evasions with respects to taxes on income between different countries had also included in his report.

Pradhan (2004) has described on his article of "Effectiveness of Tax administration and Reform". In his article, he has explored the problem arisen in tax administration and reform in Nepal. He has identified the following problems on tax administration.

    a. Low amount record in transaction.
    b. Low amount record in sales.
    c. Lack of the mobilization of experience personnel.
    d. Ineffective reward and punishment system.
    e. Lack of effective co-ordination between Inland Revenue office and Revenue Research Unit.
    f. License revenue without tax clearance.

2.3.3 Review of Thesis

Chaudhary (2005) has prepared Ph.D. Degree thesis entitled, "*Agricultural taxation and economic development in Nepal during plan period*", with major objectives as follow:

⟩ To describe about economy of Nepal, role and significance of agricultural taxation in economic development, historical development of agricultural taxation in Nepal,

⟩ To show the burden of agricultural taxes in Nepal, evaluation of agricultural taxes in Nepal

Major findings and recommendations are accordingly:

⟩ Resume of various recommendations and suggestions for reform of agricultural taxation in Nepal.

⟩ This thesis is very useful to know about Nepalese again economic condition and impact of agricultural in the economy.

Lamsal (2007) has submitted the Thesis entitled *"Contribution of House and Land Tax (Property Tax) on Total Revenue of Kathmandu Metropolitans City Lalitpur Sub Metropolitan City."* He has pointed out the following objectives.

1. To analyze contribution of House and Land Tax on Total Revenue of Kathmandu Metropolitan City and Lalitpur Sub-Metropolitan.

2. To analyze the trend of house and land tax on total revenue of Kathmandu Metropolitan City and Lalitpur Sub-Metropolitan.

3. To draw conclusions and provides suggestion about above objectives.

Major findings of the study are as follows:

1. 14.06% and 10.33% of total revenue is collected from property tax and 85.04% and 89.67% is from other taxes of Kathmandu metropolitan city and Lalitpur sub-metropolitan city in fiscal year 2062/063.

2. Analysis of trend value of House and Land (Property) Tax show huge fluctuation and have potential growth rate if it is considered well in implementation.

3. The valuation rate of house is same in irrespective of location of house like commercial, industrial and residential.

4. Property tax has been considered as a suitable resources for the collection of public revenue and mobilizing internal resources.

5. Effective fine and penalties system can help to increase the tax paying habit of people.

Sharma (2008) has been prepared thesis about `Land Taxation in Nepal: The Present System and Recommendations for Reform.' With given objectives:

) To define the taxation system of land in Nepal.

) To explore the present conditions of tax structure and system.

In his study, he has been conclude and develops the major findings with recommendations as:

) The present tax structure is outdated and inefficient.

) Taxes bear little or no relationship either yields or income.

) The tax burden is not spread equally over the country but varies in a bewildering, unpredictable, and arbitrary fashion.

) Taking the country as a whole the rate of taxation is extremely low and represents only a negligible fraction of the income of the agricultural sector.

) By basing assessments on yields and re-organizing the machinery of tax administration in Nepal could greatly increase its revenue from agricultural taxation, distribute the incidence of taxation more equitably and make it an adjunct to land reform.

Pokharel (2009) has been prepared thesis entitled `*Land Revenue Administration in Nepal'*. *In his thesis,* he has described in his own words, "Taxation of agricultural land is a phenomenon which has been the most important source of public finance in almost all countries in the world." The main objectives of the study are as:

) In the underdeveloped countries, specially, where the average people hardly in a position to fulfill their necessities, they must have to be prepared to move towards agro sector for their ordinary life. Government also is expected

) To derive income from these sectors to finance the initial stages of economic activities. Although traditionalism in world economy is gradually disappearing, the industrial sector is coming up. Emergence of an industrial sector led towards much more productive and easily identifiable and assessable tax bases, which ultimately resulted in intensification of taxation in non-agro sector for additional resource mobilization.

The major findings and recommendations are as follows:

) Resource mobilization from domestic sources is possible only through agro sector, especially in all VDCs. As the non-agro sector is either based on agro infrastructure or

not properly developed. In both of these cases, the importance of agro sector is beyond doubt.

) Further the base of country's resource mobilization from agro sector is a positive point. Custom and excise duties cannot be levied permanently in lieu of agriculture, especially in the developing countries like Nepal, where the role of nonagricultural sector is very limited. The taxation of non-agricultural sector is not fulfilling the requirement rather it is increasing the gap between the current resources and financial requirements. Since the gap cannot be fulfilled by the taxation of nonagricultural sector and the external assistances cannot be long-term phenomenon. The VDC is in general and Nepal in particular is forced to make vigorous efforts to catch up the grass level sources of possible means, i.e., ultimately the land and agriculture. The improvement of land and agriculture, gradually, no doubt will increase the revenue from custom and excise. This is truer in the case of Nepalese revenue administration.

) Due to the large variety of factors, natural and human, the cost of land revenue administration and the revenue from this source is almost equal in Nepal. This is for a serious and careful study. It is a challenge to scholars and policy makers. It has made a humble attempt in this direction.

Dahal (2010) submitted a dissertation with heading *'Income tax management in Nepal'*. With some specific objectives as:

) To identify effectiveness of tax system depends on the existing management and leadership

) To explore current tax management system in Nepal.

Major findings and recommendations are as below.

) He focused on many administrative aspects of income tax. He concluded that the effectiveness of tax system depends on the existing management and leadership. A vigilant and transparent tax administration and capability of timely reviews in policy back sliding the gains in the revenue front.

) He suggested that, for the improvement of tax management strong political commitment is most.

) In this way, various books, dissertations reports and articles published in journals and newspapers are reviewed while preparing this dissertation. Most of literatures are concentrated on administrative, legal and assessment procedure of income tax. Since,

all of them have identified the main problem in this sector as poor performance of tax administration. Although very few studies was concerned on focusing tax administration covering all sources of taxes in separate way. Setting the lack of study mainly concentrated on covering all aspects of tax and focusing particularly income tax in more specific way.

Gautam (2011) conducted a study entitled *"Personal Income Taxation in Nepal; A study on Exemptions and Deduction"*. His study is confined with exemption and deductions provision under ITA 2058. He has described the objectives as:

⟩ To increase the government revenue, the present tax base must be widened by including the income from foreign sector, such as amount

⟩ To analysis Nepalese people after their retirement from the services of army or police of the Foreign Government.

The major findings and recommendations are as

⟩ In agricultural income, there must be some exemption limit and the income above this limit must be taxed. The present level of income tax exemption is not appropriate.

⟩ It must be raised to minimum of Rs. 1,00,000 against Rs 85,000 for an individual. Similarly the limit provided to family and couple is not and should be adjusted in once to the inflationary situation of the country on yearly basis.

⟩ He had made the empirical analysis by making survey of 50 samples in Kathmandu valley.

2.4 Research Gap

To achieve the target goals of to study and explore the detail information about land revenue and land registration tax, to study and evaluate the contribution of the Land revenue in Nepal, to identify and analyze the problems of land revenue and registration Tax, tax policies and acts are not enough. To achieve target goals, land and tax policies and acts must be implemented in effective manner. In Nepal more tax policies and acts are made but it is not implemented so the target goal is not achieved. Land registration and land revenue is an important part of taxation collection. The government had made more tax laws and policies to collect tax revenue but lack of permanent government is not effective so far.

All the researchers mentioned in review of literature are concerned with the study of laws, provisions and structure of tax revenue from land and land registration. Most of them have indicated the inefficiency of tax administration, widespread tax evasion and weak government law and policies. No attention has been paid on the land registration and land revenue and its effectiveness. Therefore, the research has been conducted on the topic taxation policy in Nepal special reference of land revenue and registration. The government is implement law and policies strictly, so that the tax collection is greater than expectation.

CHAPTER-III
RESEARCH METHODOLOGY

3.1 Background

This chapter is devoted to the research methodology applied in the study to achieve the goals. Both primary and secondary sources of data were used in the study. Opinion survey technique was adopted while collecting primary data. Questionnaires were distributed to income tax experts and employees to know their opinion towards various aspects of income from resident person. Economic survey was used as the major source of secondary data. Different statistical tools were used as the major source of secondary data. Different statistical tools were used to analyze the data. In this study mean and correlation has been used to analyze the collected data.

3.2 Research Design

The overall plan of any proposed activity can be seen in design of the study. Research design is the guide line of the research. It implies the procedure, technique and overall frame work of the study. Basically the data and information of the study are concerned with past phenomenon of the performance. Thus, it can be also regarded as historical research design. After the collection of past data and experiences, this study analyzed and described its own procedure. Therefore this study also followed an analytical as well as descriptive research design.

3.3 Data Collection Procedure

Primary data were collected with the help of questionnaire method. But mostly used data were secondary data which were collected from secondary sources, is mentioned above.

3.4 Selection of the Respondents

After a careful study of the subject a set of questionnaire was developed and distributed to two respondent groups' viz, tax experts and employees. Tax experts comprises of chartered accountants, lawyers, professor and policy makers of ministry. Employees comprises of employees of government organizations and other private organizations.

3.5 Population and Sample

All the experts and taxpayers in Nepal were considered as total population. Out of them, the experts and taxpayers in Kathmandu valley were considered as target sample. The denominations of the respondents have been presented in table 3.1.

Table: 3.1

Group of respondents and sample size

S.No.	Denomination of the respondents	Sample
1	Tax Experts	60
2	Land Owners	60
	Total	**120**

3.6 Nature and Sources of Data

Both primary and secondary data were used in the study. The primary data were the opinion of experts and employees regarding employment tax. Primary data were obtained through questionnaire method followed in most cases face to face interview/discussions with the selected persons included in the purposive sample.

The secondary sources of data were the statistic relating to tax published by the Government of Nepal. They are obtained from Economic Survey, bulletins etc.

The information is basically based on the field work procedure. Mainly two important primary sources as well as secondary sources were taken during the study. Primary sources were used for primary data and secondary sources will be used for secondary data.

Primary Data

Primary data are original data generated by researcher for the Preparation of thesis. The field work procedure were adopted to prepare thesis report on a direct visit to the land revenue office, the researcher used questionnaires method to collect primary data. First few days were given to understand the various departments, officials and their timing of work.

Secondary Data

Secondary data were used in the form of published data. However, the unpublished data as the records, reports, statistics gathered or compiled by others prior to our study were also used Magazine and papers were also consulted for detail information as well as different publications of central bureau of statistics (CBS).

3.7 Weightage of the Choice

The questionnaire asked to either give yes/no response or give their opinions. Respondents were also given alternatives to rank. In this case, the first preferred choice got the highest point and the last preferred choice got the lowest point. The total points got by each alternative were converted in to percentage of total points available to the all alternatives. The alternative with the highest percentage was ranked as most important and the alternative with the lowest percentage was ranked as the least important. For example, if there were five point's alternatives, the most important ranked by the respondents got five points and the least important alternatives ranked by the respondents got one point. The alternative, which was not ranked, does not get points.

3.8 Profile of Respondents

Questionnaires were distributed to 120 respondents: tax officers and land owners. All of them, questionnaires were received from both groups. The following table reveals the different numbers and percentages of the respondents.

Table 3.2

Profile of Respondents

S.N.	Respondents	Total Sample		Respondents Received	
		No.	%	No.	%
1.	Tax Experts	60	50	60	50
2.	Land Owners	60	50	60	50
Total		**120**	**100**	**120**	**100**

Source: Primary Data

3.9 Tools Used

This research contains different tools for analysis and interpretation. All those data which were collected from secondary sources were tabulated and then converted into separate format in systematic manner. Various tables were used according to the of subject matter.

The financial analytical tools were used for the quantitative analysis of secondary as well as primary data are as follows:

3.9.1. Mean

The sum of the entire observation is divided by the number of observation is called mean.

$$\text{Mean } (\overline{X}) = \frac{X}{n}$$

Where,

ɸX = Sum of all values of the variable 'x'

n = Number of Observations

X = Variables Involved

3.9.2 Coefficient of Correlation

Correlation analysis refers to the statistical technique, which measures the degree of relationship or associations between the variables. To put it differently, it helps in analyzing the co variation of two or more variables.

It is to be noted that a high degree of correlation between two variables doesn't always necessarily imply that changes in one variation cause changes in the other.

There are two methods for calculating correlation coefficient. They are (a) Karl Person's Correlation Coefficient and (b) Spearman's Rank Correlation Coefficient. Basically, Karl Pearson's Correlation Coefficient is used for quantitatively measured data where as spearman's rank correlation coefficient is used for qualitative measured data.

As per the demand of the thesis, here I have used spearman's rank correlation coefficient, which is calculated as:

$$R = 1 Z \frac{6 \ d^2}{n(x^2 \ Z1)}$$

Where,

R= Rank Correlation Coefficient given by spearman

ɸd^2 = Sum of square of deviation between two ranks.

n = number of observation or sample size.

Interpretation of Correlation Coefficient (r)

    (a) The value of 'r' lies between +1.00 to -1.00

(b) When r=+1, there is a positively perfect correlation between the two variables.

(c) When r=-1, there is a negatively perfect correlation between the two variables.

(d) When r=0, the variables are uncorrelated i.e., increase or decrease in one variable results no impact on another variable and vice-versa.

(e) When r= approximate 1 (between 0.70 & 0.99), then there is positively high degree correlation.

(f) When r= approximate -1 (between -0.70 & -0.99), there is negatively high degree correlation.

CHAPTER-IV

DATA PRESENTATION AND ANALYSIS

4.1 Introduction

In the earlier chapters, general background and research methodology have been highlighted along with review of relevant literature pertinent to this purpose study. Now it comes to the most important component of the study, which deals to the analysis of land revenue and registration tax. The whole analysis is based upon empirical as well as statistical analysis in addition to interpretation of results to find existing problems and prospects of the revenue collection.

This chapter is classified into two parts. They are:

4.2 Analysis of Primary Data

4.3 Analysis of Secondary Data

4.2 Analysis of Primary Data

This chapter attempts to analyze the data on various subject matters directly collected from the respondents. The respondents were requested to fill the pre-structured questionnaire designed after the extensive preview of literature. Respondents were selected from various government and non-government bodies of Kathmandu valley. Respondents are divided into two groups like tax officers and landowners. Most of the respondents were graduates from different universities and gazeteed officers as designation. However, some they were under certificate level and they found some problems to fill the questionnaire. Tax officers consist each level of employee, regarding land revenue office and land reforms office. It also includes chartered accountants, auditors, tax administrators and experts as well.

Altogether 120 respondents were enquired about the questionnaire. The questionnaire includes 12 questions in total related to the study. Most of questionnaire was in objective form including various responses: (a) yes/no response (b) Ranking response (c) Statement response After the completion of filled questionnaire, the data were entered in the data processors for the further processing. Collected were attempted to present in table as well as chart and diagram.

4.2.1 Frequency Analysis of Respondents

Respondents are selected from two different groups' tax officers and land owners. 50% respondents out of 60 are tax Experts and rests of them are land owners. All respondents responded all questions in the questionnaire. Responses of respondents in various questions are tabulated below:

Table 4.1

Frequency Analysis of Respondents

Respondents	No of Response	%
Tax Experts	60	50.00
Land owners	60	50.00
Total	**120**	**100.00**

Source: Field Survey 2010

From the above table, 50 percent respondents are taken from tax experts and remain 50 percent are taken from landowner to get the exact data for the analysis. Total frequency of the responses are 120 respondents 60/60 are divided for convenience of the analysis.

4.2.2 Opinion regarding to the Inclusion of Land tax on Property Tax Act 2047

To know the response regarding to the inclusion of land tax act, the question was asked, "Has the property Tax Act 2047 included land Revenue Tax completely?" The following table shows Yes/No response from the respondents.

Table 4.2

Response for the inclusion of land tax on property tax act 2047

Response	No of Response	%
Yes	20	33.33
No	40	67.67
Total	**60**	**100.00**

Source: Field Survey 2010

It is clear from the above table 67.67 percent respondents are disagreed with the statement that the property tax 2047 included the land revenue tax completely as acting discouragement for earning higher income. A minority of respondents, 33.33 percent are agreed with the statement.

4.2.3 Opinion Regarding to the Exemption in Land Revenue to Remote Area as Compared to Metropolitan Area

To know the response regarding to the exemption in land revenue to the remote area as compared to metropolitan area, the question was asked, "Is there any exemption in Land Revenue to remote area as compared to Metropolitan area?" The following table shows Yes/No response from the respondents.

Table 4.3

Response for the exemption in land revenue to the remote area as compared to the metropolitan area

Response	No of Response	%
Yes	55	91.67
No	5	8.33
Total	**60**	**100.00**

Source: Field Survey 2010

It is clear from the above table, 8.33 percent respondents are disagreed with the statement that is there any exemption in Land Revenue to remote area as compared to Metropolitan area. A majority of respondents, 91.67 percent are agreed with the statement.

4.2.4 Opinion Regarding to the Difficulties to Determine Land Revenue as per the Act

To know the opinion regarding to the difficulties to determine land revenue as per the act the question was asked, "Are there any difficulties to determine Land Revenue as per the Act?" The following table shows Yes/No response from the respondents.

Table 4.4

Response for the difficulties to determine land revenue as per the act

Response	No of Response	%
Yes	35	58.33
No	25	41.67
Total	**60**	**100.00**

Source: Field Survey 2010

It is clear from the above table, 41.67 percent respondents are disagreed with the statement that are there any difficulties to determine Land Revenue as per the Act. A majority of respondents, 58.33 percent are agreed with the statement.

4.2.5 Opinion Regarding to the Motivating Factor to Pay Land Revenue on Time

To know the opinion regarding to the motivating factor to pay land revenue on time, the question was asked, "Are the Land owners motivated to pay land Revenue timely?" The following table shows Yes/No response from the respondents.

Table 4.5

Response for motivating factor to pay land revenue on time

Response	No of Response	%
Yes	48	80.00
No	12	20.00
Total	**60**	**100.00**

Source: Field Survey 2010

It is clear from the above table, 20 percent respondents are disagreed with the statement that are the Landowners motivated to pay land Revenue timely. A majority of respondents, 80 percent are agreed with the statement

4.2.6 Opinion Regarding to the Factors Describing the Condition of Land Revenue Practice in Nepal

To know the opinion regarding to the factors describing the condition of land revenue practice in Nepal, the question was asked, "Rank the following statement which best describes the condition of Land Revenue practice in Nepal? (Rank from 5 to 1)" The following table shows Rank response from the respondents.

Table 4.6

Factors describing the condition of land revenue practice in Nepal

Alternative or statement	No of Response	Rank	%
A. Good	10	IV	15.50
B. Fair	15	II	24.50
C. Poor	11	III	19.00
D. Average	18	I	30.00
E. None	6	V	10.00
Total	**60**		**100.00**

Source: Field Survey 2010

It is clear from the above table, 30 percent respondents are responded average of the about the condition of land revenue practice in Nepal as the same way 1 percent of the respondent do not know about the land revenue practice. Likewise 15.50, 24.50 19 percent of the respondent gave their opinion good, fair and poor respectively.

4.2.7 Opinion Regarding to the Factors Describing the Present Government Policy Regarding the Land Revenue

To know the opinion regarding to the factors describing the present Government policy regarding the land revenue and land registration, the question was asked, "Which of the following statement best describes the present Govt. policy regarding land Revenue ?" The following table shows response from the respondents.

Table 4.7

Factors describing the present Government policy regarding the land revenue

Statement	No of Response	%
A. Policies are too restrictive	18	30.00
B. Policies are neutral	5	08.00
C. Policies are liberal	7	12.00
D. Policies are satisfactory	30	50.00
Total	**60**	**100.00**

Source: Field Survey 2010

It is clear from the above table, 50 percent respondents are responded in the satisfactory regarding the land revenue registration as the same way 12 percent of the respondent told policies are liberal practice. Likewise 30 and 8 percent of the respondent gave their as policies are too restrictive and neutral respectively.

4.2.8 Opinion Regarding to the Habit of Payment of Land Revenue by the Land Owners

To know the opinion regarding to the habit of payment of land revenue by the land owners, the question was asked to the land owners," Do you pay the land revenue timely to the government?" The following table shows Yes/No response from the respondents.

Table 4.8

Payment of land revenue to the government on time

Response	No of Response	%
Yes	42	70.00
No	18	30.00
Total	**60**	**100.00**

Source: Field Survey 2010

It is clear from the above table, 30 percent respondents are disagreed with the statement that do you pay land revenue timely to government. A majority of respondents, 70 percent are agreed with the statement.

4.2.9 Opinion Regarding to the Present Tax Policy about Promotional Policy

To know the opinion regarding to the present tax policy about promotional policy, the question was asked to the land owners," Do you think that the present tax policy is promotional policy?" The following table shows Yes/No response from the respondents.

Table 4.9

Response for present tax policy as promotional policy

Response	No of Response	%
Yes	25	41.67
No	35	58.33
Total	**60**	**100.00**

Source: Field Survey 2010

It is clear from the above table, 58.33 percent respondents are disagreed with the statement that do you think that the percent tax policy is promotional policy.. A minority of respondents, 41.67 percent are agreed with the statement

4.2.10 Opinion Regarding to the Utilization of Land Revenue Rebate (Discount)

To know the opinion regarding to the utilization of land revenue rebate (discount), the question was asked to the land owners," How well do you utilize the land revenue rebate (discount) from your side in present situation?" The following table shows response from the respondents.

Table 4.10

Utilization of land revenue rebate

Response	No of Response	%
Well utilized	35	58.33
Under utilized	14	23.33
Not utilized at all	11	18.34
Total	**60**	**100.00**

Source: Field Survey 2010

It is clear from the above table, 58.33 percent respondents are disagreed with the statement that do you think that the percent tax policy is promotional policy.. A minority of respondents, 41.67 percent are agreed with the statement

4.2.11 Opinion Regarding to the Requirement for Changing Present Tax Policy

To know the opinion regarding to the requirement for changing present tax policy, the question was asked to the land owners," How relevant to the requirement to change present tax policy?" The following table shows response from the respondents.

Table 4.11

Requirement for changing present tax policy

Response	No of Response	%
Extremely relevant	12	20.00
Generally relevant	28	46.67
Not very relevant	12	20.00
Not relevant at all	08	33.33
Total	**60**	**100.00**

Source: Field Survey 2010

After seeing the above table, we come know that mixed of results are obtained from the respondents. Expected results are collected from the tax experts but from the land owners it is satisfactory. Among the tax officers (employees, administrators and auditors), 67% and 75% viewed that property Tax Act 2047 does not covet land revenue and land registration respectively. 92% of the officers concluded that there is exemption in land revenue to remote area as compared to metropolitan area. More or less equal response is obtained in

determining land revenue as per the Act. Majority of the tax officers say that landowners are motivated to pay land revenue timely.

Among the landowners of the study area 70% of them said that they pay land revenue timely and out of them 58% utilize the rebate (or discount) regarding land revenue. 58% land owners said that the present tax policy is not very promotional that is why 46% of them think that it is necessary to change present tax policy generally.

4.2.12 Cross Tabulation of Primary Data

The collected information from the questionnaire method can also be analyzed with cross tabulating and hypothesis testing as mentioned below:

4.2.12.1 Respondents View Regarding to Inclusion of Land Revenue Tax in Property Tax Act 2047

Table 4.12

Official Response about the inclusion of Land Revenue Tax

Responses	Tax Experts		Land Owners	
	No of Response	%	No of Response	%
Yes	5	14.28	15	60.00
No	30	85.72	10	40.00
Total	**35**	**100.00**	**25**	**100.00**

Source: Field Survey 2010

Figure 4.1

Official Response about the inclusion of Land Revenue Tax
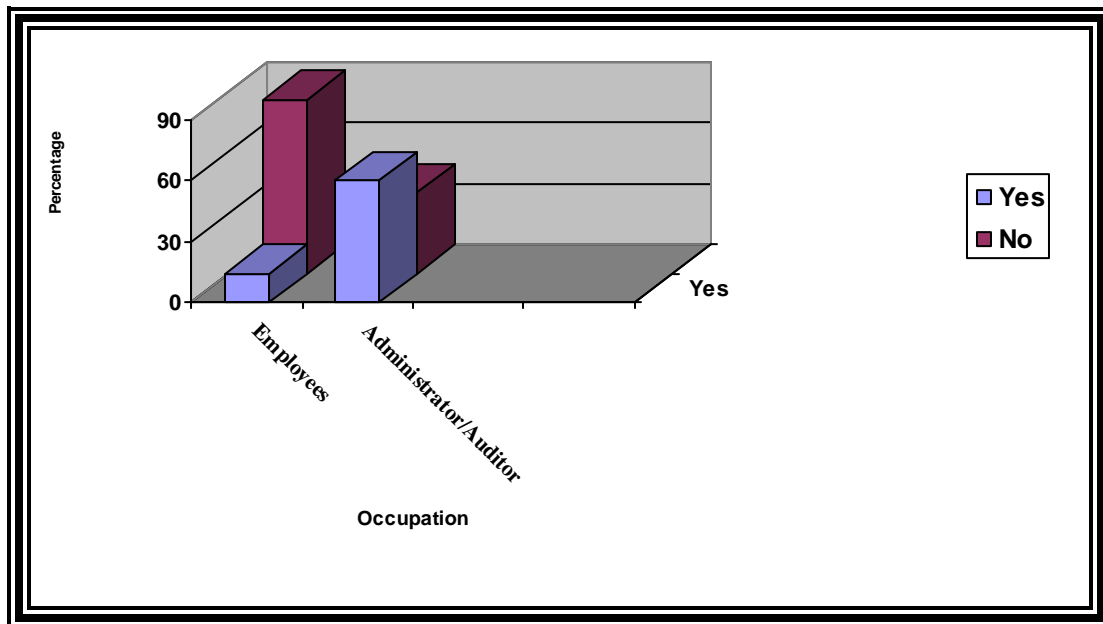
From the above table and figure, the respondent who were asked whether the property Tax Act 2047 included land Revenue completely or not. In the responds, almost all tax administrators or auditors (86%) responded negatively and few respondents (14%) responded positively. In the case of employees, most of the respondents (60%) viewed positive. Only 40% employees responded negatively towards the questions.

4.2.12.2 Respondents' View Regarding to the Provision of Land Registration Tax in Property Tax Act 2047

Table 4.13

Official Response about the Provision of Land Registration Tax on Property Tax ACT 2047

Responses	Tax Experts		Land Owners	
	No of Response	%	No of Response	%
Yes	3	8.57	12	48.00
No	32	91.43	13	52.00
Total	**35**	**100.00**	**25**	**100.00**

Source: Field Survey 2010

Figure 4.2

Official Response about the Provision of Land Registration Tax on Property Tax ACT 2047
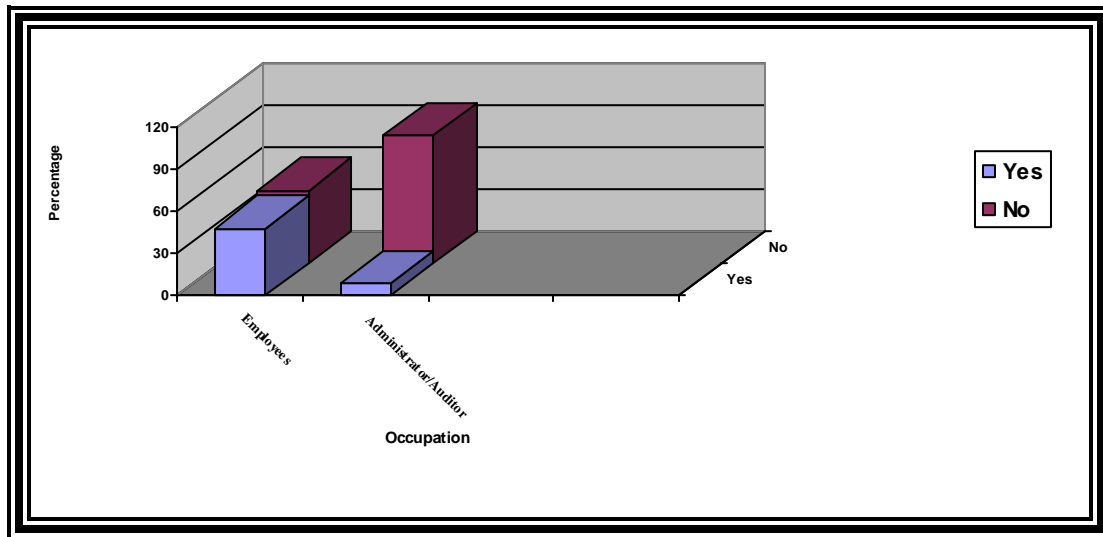
From the above table and figure, Official respondents were asked whether the property Tax Act has any provision of land registration tax or not. 91% out of 35 respondents from tax administrator/ auditor group responded negative. Whereas from the group of employees 52% said no.

4.2.12.3 Respondent Opinions Regarding to the Exemption in Land Revenue to Remote Area as Compared to Metropolitan Area

Table 4.14

Official Response about the exemption in Land Revenue in the Remote Area

Responses	Tax Experts		Land Owners	
	No of Response	%	No of Response	%
Yes	34	97.14	21	84.00
No	1	2.86	4	16.00
Total	**35**	**100.00**	**25**	**100.00**

Source: Field Survey 2010

Figure 4.3

Official Response about the exemption in Land Revenue in the Remote Area
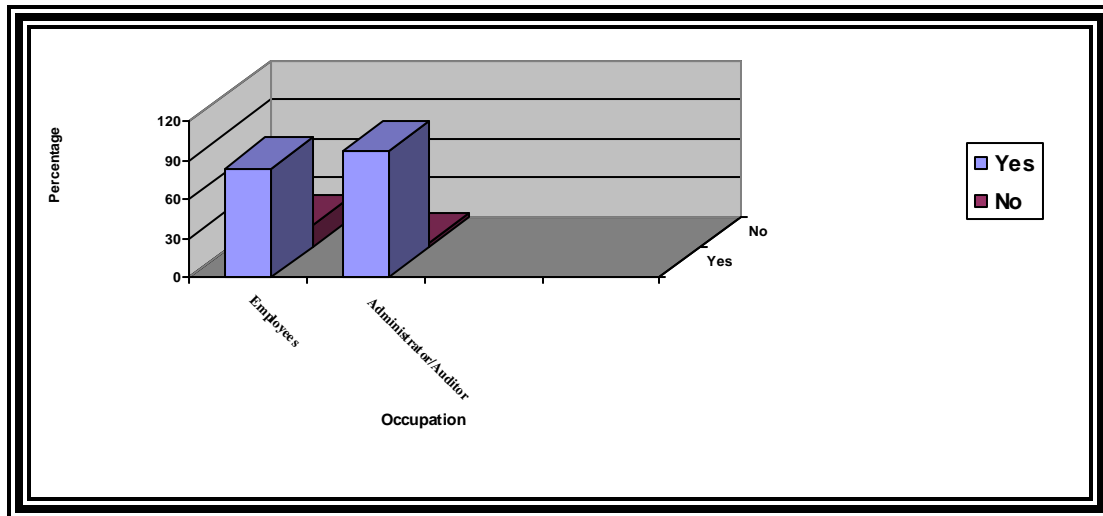
From the above table and figure, respondents were asked whether there is any exemption in land revenue to remote area as compared to metropolitan area or not. 97.14% out of 35 respondents form tax administrator/ auditor group responded the question positively. In addition, 84% out 25 respondents from employee group answered positively.

4.2.12.4 Respondents Opinions Regarding to the Difficulties to Determine Land Revenue as per the Act

Table 4.15

Official Response about the difficulties to determine Land Revenue as the Act

responses	Tax Experts		Land Owners	
	No of Response	%	No of Response	%
Yes	21	60.00	14	56.00
No	14	40.00	11	44.00
Total	**35**	**100.00**	**25**	**100.00**

Source: Field Survey 2010

Figure 4.4

Official Response about the difficulties to determine Land Revenue as the Act
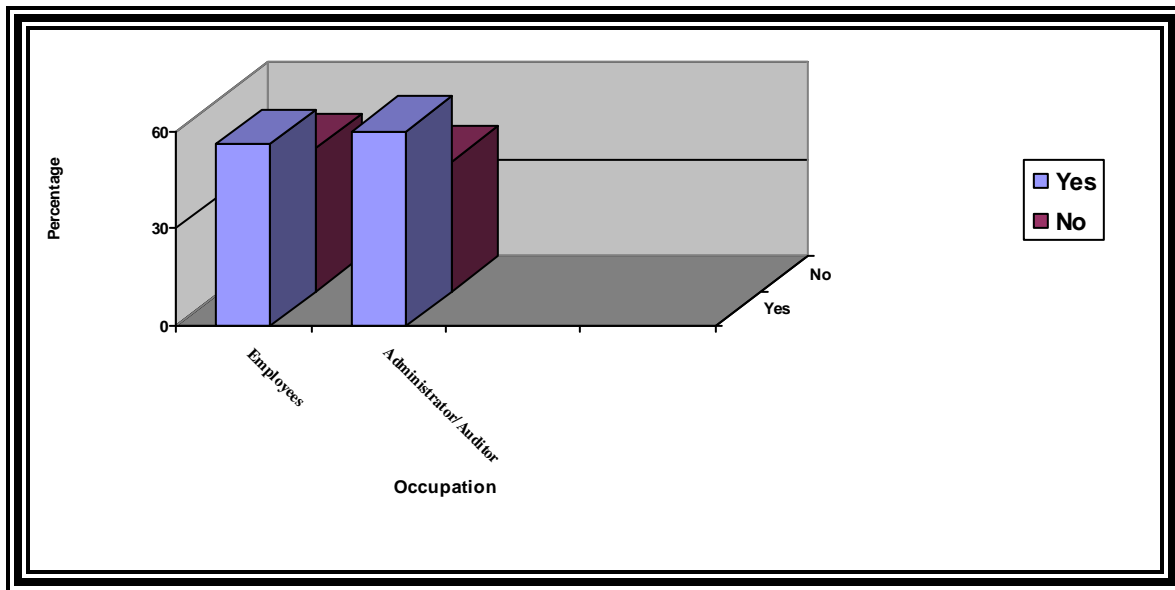
From the above table and figure, in the response of question whether there are any difficulties to determine land revenue as per the act, 60% respondents from administrator/auditors group responded positively. However, group of employee 56% answered yes.

4.2.12.5   Respondent Opinions Regarding to the Motivational Factor to Land Owners for Paying Land Revenue Timely

Table 4.16
Official Response about the Motivational factor to Land Owners for paying Land Revenue on Time

Responses	Tax Experts		Land Owners	
	No of Response	%	No of Response	%
Yes	28	80.00	20	80.00
No	7	20.00	5	20.00
Total	**35**	**100.00**	**25**	**100.00**

Source: Field Survey 2010

Figure No 4.5

44

Official Response about the Motivational factor to Land Owners for paying Land Revenue on Time
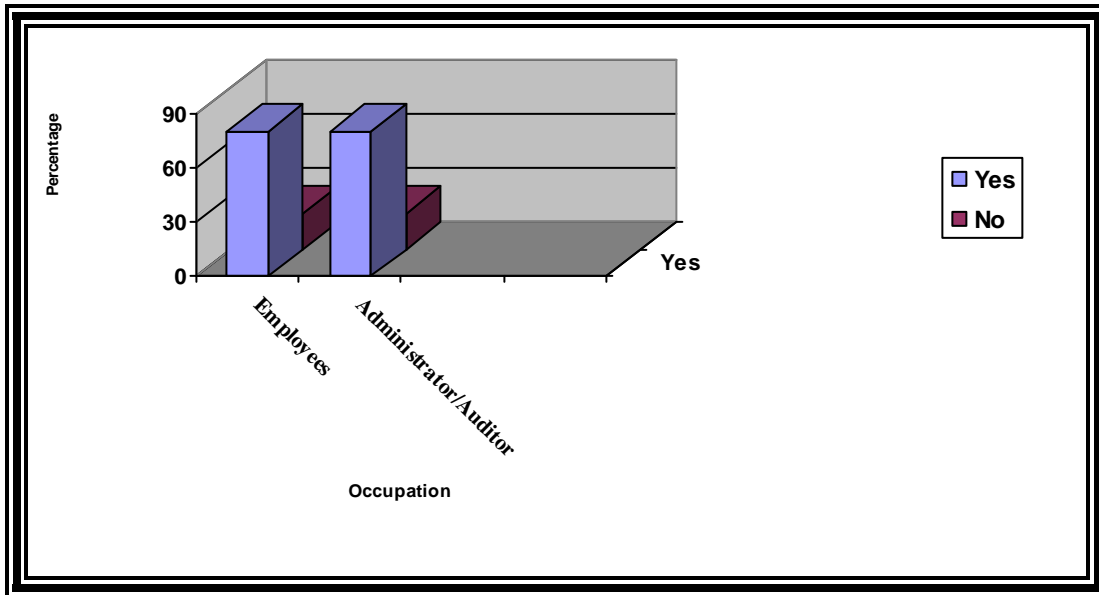
From the above table and figure, the result on percentage is quite same of both groups of tax officials. 80% out of 35 from tax administrator/auditors groups and again 80% out of 25 from employee group answered yes.

4.1.12.6 Correlation Analysis

Among the total questionnaires, there is a question, which has objective answer having ranking response. Tax officials were categorized into 2 groups: tax experts and employees. Both of them had different response towards the questions. The collected rankings responses of both groups were tested whether they have positive or negative relation. To test the degree of relationship between the response of two groups, Spearman`s rank correlation coefficient was applied.

Table 4.17

Correlation Table of Rank Statement describing the best condition of Land Revenue Practice in Nepal

S.N.	Alternatives	Response in% from Tax Expert	Response in % from Land Owner	Rank for response of Tax Expert (R_1)	Rank for response of Land Owner (R_2)	d=R_1-R_2	d^2
A	Good	17.00	14.00	3	4	-1	1
b	Fair	30.00	19.00	2	3	-1	1
c	Poor	10.00	28.00	4	2	2	4
d	Average	12.00	38.00	1	1	0	0
e	None	1.00	1.00	5	5	0	0

Where

n = no of alternatives = 5

d = difference between two ranks (d X0)

d^2= squire of difference between two ranks (d^2 X6)

We have formula,

$$R= 1Z \frac{6 \quad d^2}{n \int n^2 Z1}$$

$$= 1Z \frac{6 \mid 6}{5 \mid 24}$$

$$= 1\text{-}0.3$$

$$= 0.7$$

The calculated rank correlation coefficient indicates that there is high degree of positive correlation between tax experts and employees` ranking regarding to the statement which best describes the condition of land revenue practice in Nepal.

4.3   Analysis of Secondary Data

In this study, different types of data, which is affected to government revenue, are presented and analyzed. Also in this part of the chapter, there are different data relating to the land revenue are presented and analysis to fulfill the objective of this studies.

4.3.1 Data Presentation and Analysis

In this study, different types of data, which affected to government revenue, are presented and analyzed. In the study of land revenue there are multiple sector affected by the revenue administration. Such the sources of resource to the nation are taxes and non-taxes revenue, grants, fees, penalty etc. Also in this chapter there is different data's relating to the land revenue are presented and analysis to fulfill the objective of this studies.

4.3.2 Resource Gap in Nepal

Nepal has suffering from resource constraint, mass poverty. Rapid growth of population, less employment opportunities, aggressive dependence on agriculture, subsistence living standard etc. Despite plan development effort about five decade.

In Nepal, the resource mobilization is still that doesn't cover the growing expenditure. Fiscal deficit is due to the continuously growing expenditure of the government instead of the low revenue performance. That is the country facing the increasing burden of internal and foreign loan is shown in table 4.19 below.

Table 4.18

Resource Gap in Nepal

F/Y	Total Expenditure (A)	Total Revenue (B)	Resource Gap[a](A_B)	Foreign Grants (C)	Resource Gap[b] {A-(B+C)}	Foreign Loan (D)	Resource Gap[c]{A_(B+C+D)}
1994	23549.80	10729.90	12819.90	2164.80	10655.10	6256.70	4398.40
1995	26418.20	135 12.70	12905.50	1643.80	11261.70	6816.90	4444.80
1996	30897.70	15148.40	15749.30	3793.30	11956.00	6920.90	5035.10
1997	335 97.40	19580.80	14016.60	2393.60	11623.00	9163.60	2459.40
1998	39060.00	24575.20	14484.80	3937.10	10547.70	7312.30	3235.40
1999	46542.40	27893.10	18649.30	4825.10	13824.20	9463.90	4360.30
2000	50732.70	30373.50	20359.20	5988.30	14370.90	9043.60	5327.30
2001	56118.30	32937.90	23180.40	5402.60	17777.80	11054.50	6723.30
2002	59579.00	37251.00	22328.00	4336.60	17991.40	11852.40	6139.00
2003	66272.50	4?893.80	23378.70	5711.70	17667.00	11812.20	5854.80
2004	79835.10	48893.60	30941.50	6753.40	24188.10	12044.00	12144.10
2005	80072.20	50445.50	29626.70	6686.10	22940.60	7698.70	15241.90
2006	84006.10	56229.80	27776.30	11339.10	16437.20	4546.40	11890.80
2007	89442.60	62331.00	27111.60	11283.40	15828.20	7627.00	8201.20
2008	102560.4	70122.7	32437.7	14391.2	18046.5	9266.1	8780.4
2009	110889.2	72282.1	38607.1	13827.5	24779.6	8214.3	16565.3
2010	133604.6	87712.1	45892.5	15800.8	30091.7	10053.5	26038.2

Rs. in 000000

Source: Economic Surveys of various Years GON

Note: The expenditure heads until 2008 were classified ad regular and development. Since 2010, the expenditure has been classified as recurrent, capital and principal repayment. The expenditure heads and sub heads since 1998 99 through 2005-06 May not tally with previous heads sub heads as these have been presented here by reclassified as recreant capital principal repayment .

The above table showed the resource gap' of Rs 23549.80million in1995 (expenditure) reached to Rs 10729.90 million in the Revenue in same year which shows the good result and good resource gap . It is continuously increasing trend. And suddenly resource gap`' is in decreasing again from 04 Resource Gap is increasing and it 06-07 and it reached in Rs. 45892.5 million. Likewise Foreign Grants is also increasing in every years which is good condition for the country it also help us to our budget as well. Resource gap [h] (after considering foreign grants) is Rs 10655.10 in the starting year and further widen up to Rs 22940.60 million in the 2005. It was decreasing trend from that years and in 2010 it increasing and it reached in the Rs 30091.7 million. The government takes internal and external loans meet deficit finance. Foreign loan reached Rs 6256.70 million in the 1995 and Rs 8780.4 million in 2008. After foreign loan financing resource gap is Rs 4398.40 million in the 1995 and increased to Rs 26038.2 million in the 2010.

The internal loan is also continuously increasing trend. Even after internal and external loan financing, cash deficit has existed in Nepalese public finance. Thus this increasing resource gap indicates that it is necessary to mobilize additional domestic resources. Ultimate and the best measure to fill up a resource gap are to increase public revenue through effective tax system.

4.3.3 Nepalese Government Revenue Structure

Government collects revenue from different sources like as tax fees, penalty etc. These revenues are classified basically into tax and not tax revenue. Tax and non-tax revenue composition is shown in table 4.20 and figure 4.6 below.

Table 4.19

Composition of Total Tax Revenue

Rs. in '000000'

F/Y	Total tax Revenue	Direct Tax Revenue		Indirect Tax Revenue	
		Amount	% as tax Revenue	Amount	% as tax Revenue
1994	8177.40	1369.70	16.75	6807.70	83.25
1995	9875.60	1595.20	16.15	8280.40	83.85
1996	11662.50	2036.20	17.46	9626.30	82.54
1997	15371.50	2855.30	18.58	12516.20	81.42
1998	19660.00	3849.30	19.58	15810.70	80.42
1999	21668.00	4655.90	21.49	17012.10	78.51
2000	24424.30	5340.00	21.86	19084.30	78.14
2001	25939.80	6187.90	23.85	19751.90	76.15
2002	28752.90	7516.10	26.14	21236.80	73.86
2003	33152.10	8951.50	27.00	24200.60	73.00
2004	38865.10	10159.40	26.14	28705.70	73.86
2005	39330.60	10597.50	26.94	28733.10	73.06
2006	42587.00	10105.80	23.73	32481.20	76.27
2007	48173.00	11912.60	24.73	36260.40	75.27
2008	54104.7	13071.8	24.16	41032.90	75.84
2009	57430.4	13968.1	24.32	43462.30	75.68
2010	71126.7	18980.3	26.69	52146.4	73.31

Source: Economic Surveys of various Years, GoN

Figure 4.6

Composition of Total Tax Revenue
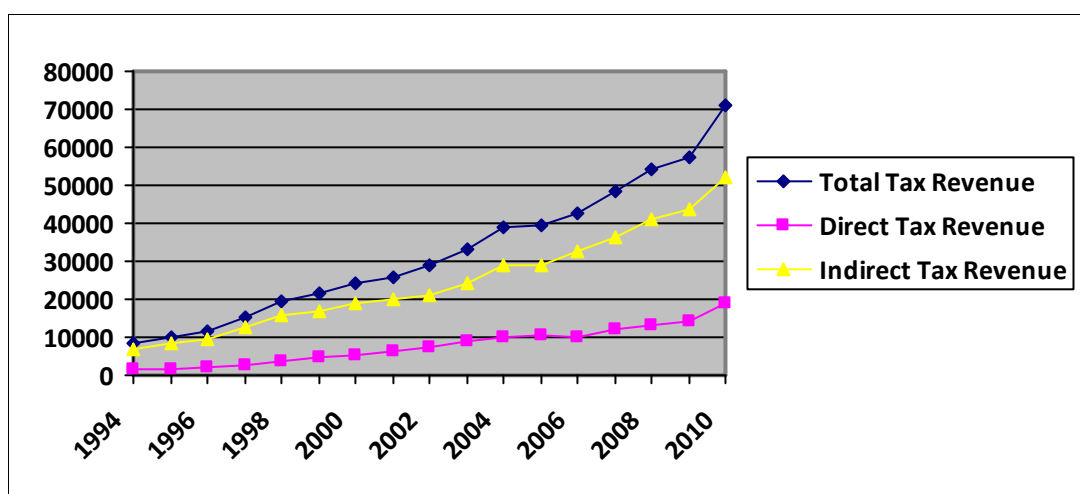
Above table the amount of direct revenue is Rs 1369.7 million in the 1995.It is increasing each year and has reached to Rs 18980.3 million in 2010.But percentage contribution of direct tax to total tax revenue is fluctuation over the period from 16.15% to 27.00%.

The amount of indirect tax revenue is Rs.6807.70 million in the 1995.It is also increasing each year and has reached to Rs 52146.4million in 2010.The percentage contribution of indirect tax to total tax revenue is fluctuating over the study period from 73% to 83.8%. Trend of the total tax revenue, direct tax and indirect tax is shown in figure 4.8.

4.3.4 Composition of Tax Revenue in Nepal

Tax Revenue is the principal sources of the government revenue. However, its contribution differs significantly to mobilize internal resources effectively and properly as it has been dominating the government revenue by contributing of the tax revenue. Tax revenue in Nepal constitutes direct and indirect tax revenue. The figures of direct and indirect revenues from 1995 to 2010 are presented in the table 4.21 and figure 4.8

Table-4.20

Composition of Total Revenue in Nepal

Rs. in '000000

F/Y	Total	Tax revenue		Non-tax revenue	
	Revenue	Amount	% Total Revenue	Amount	% Total Revenue
1994	10730.9	8177.4	76.2	2553.5	23.8
1995	13512.7	9875.6	73.1	3637.1	26.9
1996	15148.4	11662.5	77.0	3485.9	23.0
1997	19580.9	15371.5	78.5	4209.4	21.5
1998	24605.1	19660.1	79.9	4945.1	20.1
1999	27893.1	21668.0	77.7	6225.1	22.3
2000	30373.5	24424.3	80.4	5949.2	19.6
2001	32937.9	25939.8	78.8	6998.1	21.2
2002	37251.3	28752.9	77.2	8498.1	22.8
2003	42893.7	33152.1	77.3	9741.6	22.7
2004	48893.9	38865.0	79.5	10028.6	20.5
2005	50445.5	39330.6	78.0	11114.9	22.0
2006	56229.9	42587.0	75.7	13642.9	24.3
2007	62331.0	48173.0	77.3	14158.0	22.7
2008	70122.70	54104.7	77.1	16018.	22.8
2009	72282.10	57430.4	79.4	14851.7	20.5
2010	87712.10	71126.7	81.09	16585.5	18.9

Source: Economic Survey, Published Year 2010

As shown in the above table, the tax revenue of 2010 was 81.09% as compared to 76.2% in 1995. It is Massive increase %. The share of Non Tax revenue in 2006-07 is 18.91% as compared to 23.8% of 1990-91. This indicates the role of Tax Revenue is very important in Mobilization of Nepal to meet the government expenditure. The Total tax revenue is 1994 is Rs.8177.07 million. Which is massively increasing in 2010 it reached to Rs.71126.7 (Not included Best before the eight Months). But in percentage on the total revenue has been fluctuating from 76.2% to 81.09%. The highest percentage contribution of tax revenue to total revenue 81.09% in 2010 and the Lowest percentage contribution 1995 73.1%

From the 1994 to 2010 the amount of Non tax revenue found increasing with the amount Rs.2553.5 to Rs.16585.5 Million. Highest percentage Contribution of 1991.1992 26.9% and the lowest percentage Contribution is 18.9% is 2010. The share of tax revenue is always greater than Non tax revenue.

4.3.5 Composition of Indirect Tax Revenue

Indirect tax is levied on the spending on goods and services and tax is not paid to the government by the real taxpayer. According to Oxfords Advanced Learners Dictionary "A tax that is not paid directly to the government but has extra amount added to the price of particular goods," The main features of indirect tax are convenience to pay mass participation, limited eviction, shifting of incidence; the consumer paid the taxes to the businessman not the government etc. Indirect tax is the main sources of the government revenue.

Indirect tax imposed in Nepal mainly customs duties, excise duties on individual production and VAT. Custom duties are composed of import duties, export duties and export service charge, custom duties and Indian excise refund. Excise duty levy in the industrial production and VAT has wider coverage since it covers most of the goods imposed or domestically produced .is can show in table 4.22

Table 4.21

Composition of Indirect Tax Revenue

Rs. in '000000

F/Y	Total Indirect tax	Custom duties		Sales tax (VAT)		Excise duties'		other taxes*`	
		Amount	%	Amount	%	Amount	%	amount	%
1994	6807.70	3044.30	44.72	2026.10	29.76	1200.20	17.63	537.10	7.89
1995	8280.40	3358.90	40.56	2840.70	34.31	1414.30	17.08	666.50	8.05
1996	9626.30	3945.00	40.98	3438.20	35.72	1452.80	15.09	790.30	8.21
1997	12516.20	5235.00	41.83	4693.10	37.50	1592.50	12.72	995.60	7.95
1998	15810.70	7018.10	44.39	6031.70	38.15	1657.30	10.48	1103.60	6.98
1999	17012.10	7327.40	43.07	6431.30	37.80	1944.30	11.43	1309.10	7.70
2000	19084.30	8309.80	43.54	7126.50	37.34	2298.10	12.04	1349.90	7.07
2001	19751.90	8502.20	43.04	7122.60	36.06	2885.80	14.61	1241.30	6.28
2002	21236.80	9517.70	44.82	7882.20	37.12	2953.20	13.91	883.70	4.16
2003	24200.60	10813.30	44.68	7854.90	32.46	13127.60	12.92	2404.80	9.94
2004	28705.70	12552.10	43.73	12047.80	41.97	3771.20	13.14	334.60	1.17
2005	28733.10	12658.80	44.06	11964.00	41.64	3807.00	13.25	303.30	1.06
2006	32481.20	14236.40	43.83	13459.70	41.44	4785.10	14.73	0.00	0.00
2007	36260.40	15554.80	42.90	14478.90	39.93	6226.70	17.17	0.00	0.00
2008	41032.9	15701.6	38.27	18885.4	46.02	6445.9	15.71	0.00	0.00
2009	43462.3	15344.00	35.30	21610.7	49.72	6507.6	14.97	0.00	0.00
2010	52146.4	16707.6	32.04	26095.6	50.04	9343.2	17.92	0.00	0.00

*It is sum of taxation on industrial product and liquor contact,
**It includes entertainment tax, hotel tax, air flight tax, contract tax, road and bridge maintenance tax and some others. However
Source: Economic Survey Published years2010

Above table shows that the contribution of the custom duties to the total indirect tax is more than 40.56% in each year under the study period. Its contribution in the 1995 is 44.72%. It is fluctuating over the study period. Its contribution in the 2010 is 32.04%.It is decreasing the contribution to total indirect tax is higher than other tax.

Contribution of sales tax (VAT) to Fluctuating in every years which reached 2010 is 50.04 % to which is highest percentage of the over the years , Which percentage showed that government collected good sales tax from the public. Amount of excise duty is increasing each year fluctuating percentage.

Same thing we found is excise duty as well there is massive change in the percentage of Excise duty in 2010 and it contribution only 17.92%

4.3.6 Composition of Direct Tax Revenue

If the person paying and bearing the tax is same, it is called direct tax. In the words of Dalton "A direct tax is really paid by the same person on whom it is legally imposed." It is progressive so far as the amount paid varies significantly according to the income and wealth of the taxpayer. In the context of Nepal direct tax composed of different taxes namely income tax, property tax (Urban house and land tax, vehicle tax, interest tax), land revenue, house and land registration tax and some other taxes.

In Nepalese tax revenue structure the contribution of direct tax and share of other components are shown in the table 4.23

Table 4.22
Composition of Direct Tax

Rs. in '000000

F/Y	Total Direct Tax	Land Revenue & Registration				Tax on Income, Profit & Property				
		Land Revenue & Registration	House& Land Registration	Total	%of total direct tax	Income Tax	Tax on Property	Other Taxes	Total	% of Total Direct Tax
1994	1369.7	82.10	456.60	538.70	39.33	785.00	24.1	21.90	831.00	60.67
1995	1595.2	64.80	571.30	636.10	39.88	875.00	67.7	16.40	959.10	60.12
1996	2036.2	69.40	685.50	754.90	37.07	1198.20	80	3.10	1281.30	62.93
1997	2855.3	61.00	772.20	833.20	29.18	1921.20	49.8	51.10	2022.10	70.82
1998	3859.3	34.90	902.80	937.70	24.36	2823.40	88.2	0.00	2911.60	75.64
1999	4655.9	18.20	1048.40	1066.6	22.91	3431.40	157.9	0.00	3589.30	77.09
2000	5340	5.90	1009.50	1015.40	19.01	4123.4048	201.2	0.00	4324.60	80.99
2001	6183.9	3.60	1000.60	1004.2	16.24	4894.10	285.6	0.00	5179.70	83.76
2002	7516.1	1.40	1001.80	1003.2	13.35	6170.20	342.7	0.00	6512.90	86.65
2003	8951.5	4.60	1011.30	1015.90	11.35	7420.6091	515	0.00	7935.60	88.65
2004	10159.4	5.10	607.80	612.90	6.03	9114.00	432.5	0.00	9546.50	93.97
2005	10597.5	0.80	1131.00	1131.80	10.68	8903.70	562	0.00	9465..50	89.32
2006	10105.8	0.00	1414.30	1414.30	13.99	7966.20	559.5	165.80	8691.50	86.01
2007	119126	0.00	1697.50	1697.50	14.24	9245.90	700.6	268.80	10215.10	85.75
2008	13071.8	0.00	1799.2	1799.2	13.76	10988.2	995.0	697.8	12671.00	96.93
2009	13968.1	0.00	2181.1	2181.1	15.61	9598.8	847.6	565.7	11012.10	78.83
2010	18980.3	0.00	2253.5	2253.5	11.87	9402.4	806.5	306.7	10515.6	55.40

Sources: Economic Survey published years 2010

In the above table, direct tax is classified into land revenue & registration and tax on property, profit & income. Land revenue and registration is further classified into land revenue and house and land registration. House and land revenue registration is higher than land revenue in each year. The share of land revenue is Rs 82.10 million and house and land registration is Rs 456.6 million in 1995. These taxes are more fluctuate over the study period. And land revenue is continuously decreased to zero level from 2010.

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4.3.7 Land Tax Assessment Rates

Land tax assessment rates on Terai, Hilly region and Kathmandu Valley ;in different types of land (Abal, Doyam, Seem, Chahar) is shown in appendix 2 and 3 respectively, Also rate structure of the Bhumi kar as the category of id (A, B, C, D, E and F) is shown in the appendix 4. These rates are shown in end of the text. Land Registration Charges, Service Charges and Suspend (Rokka) charge on various types of Likhat under Municipality and VDC Region are mentioned in Appendix 6 at the end the Text

4.4 Major Findings of the Study

4.4.1 Major Findings from Primary Data

Major findings from the primary data analysis are given below in the point basis:

1. In the inclusion of land tax act, the question was asked, "Has the property Tax Act 2047 included land Revenue Tax completely?" The Respondents response, 33% say "yes" and remain says "no". it means the property land revenue tax need to be amended.

2. To know the response regarding to the exemption in land revenue to the remote area as compared to metropolitan area, the question was asked, "Is there any exemption in Land Revenue to remote area as compared to Metropolitan area?" 91 percent respondents say 'Yes' but 9 percent says 'no'. It means remote area exemption is

given to the entity and individual in the good purpose to operate business in the remote area.

3. To know the opinion regarding to the difficulties to determine land revenue as per the act the question was asked, "Are there any difficulties to determine Land Revenue as per the Act?" 58% respondents says 'Yes' so there are many difficulties to find out the exact land tax to the taxpayers.

4. To know the opinion regarding to the motivating factor to pay land revenue on time, the question was asked, "Are the Land owners motivated to pay land Revenue timely?" Result shows that time are the major factors to motivate to pay land tax. More than 80% respondents say 'Yes'.

5. The respondent who were asked whether the property Tax Act 2047 included land Revenue completely or not. In the responds, almost all tax administrators or auditors (86%) responded negatively and few respondents (14%) responded positively.

6. Official respondents were asked whether the property Tax Act has any provision of land registration tax or not. 91% out of 35 respondents from tax administrator/ auditor group responded negative.

7. Respondent were asked whether there is any exemption in land revenue to remote area as compared to metropolitan area or not. 97.14% out of 35 respondents form tax administrator/ auditor group responded the question positively.

8. The calculated rank correlation coefficient indicates that there is high degree of positive correlation between tax experts and employees` ranking regarding to the statement which best describes the condition of land revenue practice

4.4.1 Major Findings from Secondary Data

Major findings relating to this study are as follows:

1. It has annual increasing trend of resources gap in Nepal. So that foreign grants & loan are must be necessary to fulfill the gap of resource. Because there is not available sufficient resource to fulfill the gap of resource. Because there is not available sufficient resource to fulfill annual needs of the nation.

2. The major resources of the Nepalese Government revenue is categorized in two parts i.e. Tax revenue & (b) Non tax revenue .Role of tax revenue to total

revenue is dominant to non-tax revenue. However, the contribution of tax revenue to total revenue is on decreasing trained.

3. Custom duty and sales tax have played a vital role in the comparison of indirect tax revenue to the Government revenue. Excise duty and other taxes contribution are nominal. However, in the context of globalization there is must be necessary to reduce custom duty so the role of excise duty must be necessary to increase. The VAT substitutes another side role of other indirect tax.

4. Total tax revenue is involved direct tax and indirect tax revenue. Contribution of indirect tax is more than 75% of the total tax revenue. But its trained is decreasing. In other side the trained of direct tax is increasing but its contribution to total tax revenue is less than 25% of the total tax revenue.

5. The collection of land revenue is in zero level. That is why in the context of direct tax revenue, there is so many problems shown in our study. Land revenue is the historical sources for government revenue. Without land, we cannot sustain in the world but its contribution is not sufficient. Therefore, there is necessary to change the land revenue collection system.

6. Land revenue collection to total revenue is also zero. Because there is no systematic collection pattern in the field of land. Causes of decentralization, its management system is dismissed;

7. Contribution of land revenue to total tax revenue is nominal, because of unsystematic pattern of collecting land revenue.

8. The collection of land revenue and land registration tax is the core concept of this study because the whole study of the tax system there is the contribution of land revenue to total Nepalese economy is nominal of zero . However, the contribution of land to humanity is not measurable. Therefore, this study is mainly focused to the land revenue.

CHAPTER-V

SUMMARY, CONCLUSION AND RECOMMENDATIONS

Nepal is one of the developing countries in the world. Above 80% of the total population are directly or indirectly involved in the agriculture. Nepal cannot successfully and properly develop over five decades in the planned development period. Nepal cannot successful to solve the problem of poverty, hunger, diseases, unemployment, and heavy dependence on agriculture, low-income level, socio-political, and geo-graphical condition over the various planned development period. There is lack of adequate different types of industries to fulfill the demand of different types of population. Yet, the Nepalese economy is suffering from in effective & effortless plan, programmed, and policy of development and is fighting against whatever bottlenecks identified before the starting of planned development system. There is necessary to identify vision wise objectives to develop the nation strategically. Without strategy, goal and vision our country cannot suffer to develop different sector. There is also necessary to develop the mind of people positively.

5.1 Summary

In the study of the history of different time period of national development, there is vital role played by the land revenue to develop the nation. Land revenue is collect through landowner is justifiable. Because, the land owners has been used such type of land in different ways. However, there is necessary to classify uses of land in different ways. Without classification of land, the collection of land revenue through such land will be not justifiable or equitable. Therefore, there is necessary to collect such type of land revenue through the classification of different uses of land.

In developing countries like Nepal, these countries has been facing adequate financial problem to economic development. Nepal has been facing serious problem of resource gap and higher dependency of foreign loan. Resource gap has been increasing day by day faster continuously. Resource gap is increasing continuously with the increment of total expenditure in respect to total revenue collection. To solve such type of problem, there is necessary to collect 'larger amount of resources through own country. Such type of resource will be collect through land revenue & other taxes.

The collection of land revenue is very weak after the decentralization of such type of revenue collection programmed. There are so many difficulties to pay land revenue to the government by the landowner. Because, there is more than 80% of the useful land of the nation are owned by below 20% people of the nation. But more than 80% people of the nations have less than 20% land of the nation. Such a way there is scattered in different part of the country such type of below 20% of the people. They have very difficult to pay land revenue to local bodies. So to collect more amount of land revenue, there is necessary to develop the system of land revenue collection through central government but not ignore the land revenue collection system through decentralization programmed.

The relation of land to the people is too much close. Without land, people cannot sustain in the world. However, the contribution of land revenue, now a days in zero level and use of land is very high level to the comparison of before industrial development in Nepal. So the land revenue is necessary to collect through landowner by the nation.

5.2 Conclusion

There are no records with the land revenue offices; how much land owned by whom? Causes of unscientific cadastral survey there is land classified under four categories: abal, doyam, seem, chahar. Nevertheless, this classification of land is not on the basis of productivity. In addition, lack of scientific cadastral survey there is difficult to identify uniform land tax rates in different region.

There is also difficult to determine real valuation of land in different purposes. To solve such types of problem, there is necessary to complete scientific cadastral survey firstly. In addition, in the context of land revenue there are not available sufficient physical infrastructures and other facilities. There are involved untrained and un-educated manpower in the field of land revenue. Such as undesirable posting and transfers system of personnel's in this field.

There is no any programme taken by the land revenue administration to encourage taxpayer to pay tax timely and properly. Corruption, fear, duress, and fines have been familiar with the administration of land revenue. From this causes taxes are not collected properly and timely. To solve these types of problem there is necessary to restructure the land revenue administration and to place out right man in right place and right job. Whereas the service tax

of land registration is found satisfactory but even there is necessary to restructure the policy regarding land registration tax.

Lack of physical infrastructure computerized system and other facilities, lack of voluntary compliance on the part of tax payers, non uniform assessment region, lack of appropriate criteria to determine small and large tax payers, lack of encouragement to delinquent tax-payers and under payment to taxes, inequality of minimum valuation of land for different purposes, lack ,of trained and educated manpower, undesirable postings and transfers of personnel management, corruption and unfair duties are familiar problems reacted with land revenue administration.

Land revenue has played a vital role in financing the government activities. Because of this fact, our country must give necessary attention towards the good policy of land revenue system. This may be a proper tool of development beside revenue collection. Studies of land revenue bear a broad national perspective and the planners and searchers can receive useful insight into the problem

5.3 Recommendations

After the study of land revenue, the land revenue play vital role to develop the economy of the nation. After looking forward history of Nepal, there is only one sources of government revenue that is land revenue. In that time, the country was very developed. Now a day, here is various types of taxes are imposed but the development of nation is decreasing and collection of land revenue is also decreasing to zero level. Therefore, these types of history are also Remember able to the policies and plan makers of the nation.

The following recommendations are made for to collect land revenue and registration service charge properly:

1. Auditing system of land revenue is very weak. Therefore, the auditing of land revenue does properly and timely with the help of chartered accountant office. To audit land revenue act and the provision of act which is not desirable in this time to change and defined clearly the provision of land revenue act. To establish citizen charter in each office and establish the grievance handling department to check out officers' work.

2. After finishing the cadastral survey, there is necessary to classify different range of landholders in different ways. For the better assessment and manage sufficiently the land revenue administration, there is necessary to finalized the scientific cadastral survey firstly. Place out morally good and capable employees in the field of land revenue administration. The major resources of the Nepalese Government revenue is categorized in two parts i.e. Tax revenue & (b) Non tax revenue .Role of tax revenue to total revenue is dominant to non-tax revenue. However, the contribution of tax revenue to total revenue is on decreasing trained.

3. Land uses systems need to be classified. The land uses system will be; industrial base, house use base, road use base, agriculture base, and river base etc. in the different region. To establish strong panelized system to evasion of land revenue to the personnel and taxpayers. To establish uniform system of land record management to each and every land revenue office. Foreign grants & loan are must be necessary to fulfill the gap of resource. Because there is not available sufficient resource to fulfill the gap of resource.

4. To determine the land tax rate on the basis of land valuation annually for the land tax purposes. To manage physical infrastructures and other facilities in the field of land revenue. Because, these physical infrastructures and other facilities are very weak in the comparison of other offices. To establish appropriate criteria to determine small and marginal tax payers. To established valuation rate of land for different purposes uniformly with the help of different concerned government bodies.

5. Uniformly record the land act in one place, in the land revenue administration office. After classification of land in different base, there will be determined land tax rate on the basis of uses and negative impact to recover it in a proper manage. Replace the untrained and uneducated work force by trained and educated man power or import necessary training to employs.

6. To stop the corruption, fear, duress and fines with the help of strong management system and act. Rate of land is necessary to be justifiable and equitable. So, before determining the rate of land tax, there will be necessary to discuss with various person and with various department. There is necessary

to adopt computerized system to best record system of data. Without computerized system, management system of record cannot be completed properly. It will help to create good MIS system with offices.

7. To start the package programmed to encourage taxpayer timely, properly and voluntarily by the related sector. To stop the undesirable posting and transfer of personals .The causes of undesirable of posting and transfer, the personal administration will be unhealthy so a fixed tenure is particular place and position is desirable to all the employees.

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APPENDICES

Appendix- 1

Questionnaire to Tax Experts

Q.1 Has the property Tax Act 2047 included land Revenue Tax completely?

a. Ye

b. No

Q.2 Is there any exemption in land Revenue to remote areas as compared to metropolitan areas ?

a.Yes

b.No

Q. 3 Are there any difficulties to determine land revenue as per the act?

a.Yes

b.No

If not, how they are motivated?

(please write below)

……………………..

Q.4   Rank the following statement which best describes the condition of land revenue practice in Nepal (from 5 to 1)

S.N.	Statement	Rank
A	Good	
B	Fair	
C	.Poor	
D	Average	
E	None	

Q.5   Which of the following statement best describes the present government policy regarding land revenue ?

a. Policies are too restrictive

b. Policies are Neutral

c. Policies are liberal

d. Policies are satisfactory

Q.6 To what extent are the opportunity to the land owner under present tax policy of the Government ?

a. There are many opportunity

b. There are some opportunity

c. There are few opportunity

d. There are no opportunity at all

Questionnaires to land owners

Q.7 Do you pay the land revenue timely to the Government ?

a. Yes

b. No

Q.8   Do you think that the present tax policy is promotional policy ?

a. Yes

b. No

Q.9 How well do you utilize the land revenue rebate (discount) from your side in present situation.

a. Well utilized

b.Under utilized

c. Not utilized at all

Q.10 How relevant to the requirement to change present tax policy ?

a. Extremely relevant

b. Generally relevant

c. Not very relevant

d. Not relevant at all

Appendix-2
Structure of Land Revenue
Terai Region (per Bigha)

(In Rs.)

Land holding	Types of Land				
	Abal	**Doyam**	**Seem**	**Chahar**	**Unclassifie**
Up to 1.5 Bigha					
Minimum	6.80	6.00	4.80	3.60	-
Maximum	34.00	30.00	24.00	18.00	-
Upto 3 Bigha					
Minimum	8.50	6.80	5.00	4.00	-
Maximum	42.50	34.00	25.00	20.00	-
Above 3 Bigha					
Minimum	70.00	62.00	50.00	30.00	-
Maximum	350.0	310.00	250.00	150.00	-

Appendix-3

Structure of Land Revenue

Hilly Region (per Ropani)

Pakho Land

(In Rs.)

Land Holding	Types of Land				
	Abal	**Doyam**	**Seem**	**Chahar**	**unclassifie**
Upto 20 Ropni					
Minimum	0.38	0.25	0.12	0.10	0.03
Maximum	1.90	1.25	0.60	0.55	0.50
Up to 40 Ropani					
Minimum	0.44	037	0.28	0.20	0.13
Maximum	2.20	1.85	1.40	1.00	0.65
Above 40 Ropani					
Minimum	3.10	1.80	0.60	0.60	0.20
Maximum	15.50	9.00	3.00	3.00	1.00

Appendix-4
Structure of Land Revenue
Hilly Region (per Ropani)
Khet Land

(In Rs.)

Land Holding	Types of Land			
	Abal	**Doyam**	**Seem**	**Chahar**
Upto 20 Ropani				
Minimum	0.50	0.38	0.25	0.20
Maximum	2.50	1.90	1.25	1.00
Upto 40 Ropani				
Minimum	0.62	0.40	0.37	0.25
Maximum	3.10	2.00	1.85	1.25
Above 40 Ropani				
Minimum	4.40	3.10	1.80	1.80
Maximum	22.00	15.50	9.00	9.00

Appendix -5
Rate Structure of the Bhumi Kar

(In Rs.)

Area	Rates in Rupees as the Category of Land						
	A	**B**	**C**	**D**	**E**	**F**	**Unclassified**
Kathmandu vallv (per ropani)	128.0	102.4	76.80	61.44	46.08	35.84	61.44
Hilly Region (per RoPani)	5.84	30.72	25.60	20.48	15.36	10.24	20.48
Terai Region (per Katha)	50.00	40.00	30.00	25.00	20.00	15.00	25.00

Land Registration Charges, Service Charges & Suspend (Rokka) Charges

(In Rs.)

S.N.	Types of Likhat	Registration charge rate		
		Municipality area	VDC area	Both

1	Rajinama, satta patta & sagolnama
	   a) upto Rs. 10,000
	   b) from Rs.10,001 to Rs. 25,000
	   c) Rs. 25,001 & above
	   d) Flat constructed under group residential
	       Planning
		Rs.400
		Rs. 1.000
		6 %
		
		-
			Rs.200
			Rs.500
			3 %
			
			-
				
				2 %

2	Resignation(chod patra) between joint registration Holder	3 %	2 %	

3	Bakas patra ko likhatma
	   a) Grandfather./mother,father/mother,Husband/wife ,Brother/sister, & relatives in law
	       1) upto Rs 25,000
	       2) Rs.25,001 & above
	   b) Donation
	       1) Upto Rs. 10,000
	       2) Rs. 10,001 & above
		
		Rs.500
		2 %
		
		Rs. 1000
		10 %
			
			Rs.200
			1 %
			
			Rs.500
			5 %	

4	Ansabanda ko likhatma
	   a) Upto Rs. 50,000
	   b) Rs 50,001 to 2,00,000
	   c) Rs. 2,00,001 to Rs 5,00,000
	   d) Rs. 5,00,001 to Rs. 10,00,000
	   e) Rs 10,00,001 to Rs. 50,00,000
	   f) Rs. 50,00,001 to Rs. 1,00,00,000
	   g) Rs 1,00,00,001 & above
		
		-
		-
		-
		-
		-
		-
		-
			
			-
			-
			-
			-
			-
			-
			-
				No charge
				Rs. 200
				Rs.1,000
				Rs 2,000
				0.25 %
				0.50 %
				0.75 %

5	Mano chuttiyako & Mano jodiyako	Rs. 1500	Rs. 500	
6	Equal land exchange	Rs. 500	Rs. 100	

7	After death
	   a) within 3 generation
	   b) above 3 generation
		
		Rs. 1000
		Rs. 2000
			
			Rs 500
			Rs 1000	

8	Dristibandaki & Voghbandaki ko likhatma	-	-	1 %
9	Adopted son & daughter	Rs 5000	Rs 5000	
10	Adhikarnama, Manjurinama & Akthiyarnama	-	-	Rs 500
11	Kapali, Tamasuk & kararnama	-	-	0.5 %

REQUEST LETTER

Dear Sir/Madam,

It is a great pleasure to inform you that I am carrying out a research entitled **'PEOPLE'S ATTITUDE TOWARDS LAND REVENUE (TAX) SYSTEM IN NEPAL'.** The objective of the research work is to identify the tax with special reference to land and land registration tax.

Some of the required information for the study could be available through official records and unpublished materials. And even some behavioral aspects of the research can't be covered by such materials. It is hoped that your extreme study and years of experience in this area will be of great importance. Hence you are sincerely requested to share your thoughtful experience by filling the enclosed questionnaire.

Thank you for your kind co-operation.

Sincerely,

Researcher

Nir Pasad Subedi

Shanker Dev Campus