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**PRESS RELEASE**

(Certification about no-violation in Dwelling Unit)

As per existing instructions, in cases where no misuse/building violations are reported as per available record, the information furnished by the applicant in the application form of transfer of dwelling units alongwith affidavit of the Transferor and Transferee are being relied upon. In all such cases, fresh inspection reports are not insisted upon and transfer of the dwelling units are allowed based on such declarations. However the transferee continues to be liable for all the building violations either existing at the time of transfer or made subsequently.

It has been observed that in some cases transfer of the unit was allowed on the basis of such declarations but subsequently certain misuse/building violations are observed. When actions against such violations were initiated by issuance of Show Cause Notices, the transferees are feeling cheated by the transferors by way of wrong declarations/affidavits because such violations were existed at the time of transfer of the dwelling unit. However in such cases, the existing owner/occupant (transferee) is liable to remove the violations failing which to bear the consequence like cancellation of allotment etc.

To overcome such situation and to protect the innocent buyers, the Chandigarh Housing Board has decided to provide an optional mechanism where the Transferor and the Transferee may jointly apply for an inspection by the CHB and obtain a certificate about there being no violation on that point of time. For this purpose the joint application, alongwith a fee of Rs. 5000/-, may be submitted by the Transferor (existing owner) at the reception of CHB. After physical inspection a certificate will be issued by the CHB which will also be consisting photographs of the dwelling unit from different angles. However in case of any violations carried out subsequent to the physical inspection, the transferee will continue to be liable for the same.

(Yashpal Garg, IAS)  
Chief Executive Officer, CHB