

BEFORE THE CHIEF EXECUTIVE OFFICER, CHANDIGARH HOUSING BOARD,
CHANDIGARH.

ORDER

Subject: Cancellation of Registration and allotment of Dwelling Unit No. 2173-C, Category 2BR flat, Sector 63, Chandigarh (Regn. No. GHS63-2BR-GEN-357)

1. Sh. Sukhbir Singh S/o Sh. Mangal Singh Resident of # 2357, Sector 24-C, Chandigarh had submitted an application Form **No. 40349** duly signed by him for allotment of flat under General Self Financing Housing Scheme-2008, Sector 63, Chandigarh.

2. On the basis of the said application he was allotted Dwelling Unit No. **2173-C** of Category **2BR**, Sector 63, Chandigarh and parking **No. B6-CSL-226** in Block **No. B6** in Sector 63, Chandigarh on lease hold basis as a result of draw of lots held on 05.07.2015.

3. The Allotment letter was issued vide letter **No. HB-AOIII/2020/1565** dated **05.02.2020**, calling upon you to deposit the amount of **Rs.4,91,761/-** with the prescribed bank and to submit the prescribed documents in the Boards office by **04.03.2020**.

4. The clause 3 of the allotment letter provides as under:-

"(i) In case the payment is not made within 30 days as specified in Clause-2, above the allottee shall make the following payment(s) in addition to the amount already demanded and it shall be deemed that the extension has been granted at your request:

a)	<i>Where the payment is made after the due date but within 60 days of the issue of Allotment Letter.</i>	:	<i>Rs.14753</i>
b)	<i>Whether the payment is made after 60 days but within 90 days of the issue of Allotment Letter.</i>	:	<i>Rs. 22130</i>
c)	<i>Where the payment is made after 90 days but within 120 days of the issue of Allotment Letter.</i>	:	<i>Rs. 29506</i>

ii) In case the payment and documents are not submitted within the extended period of 120 days of the issue of allotment letter, the allotment of the dwelling shall be liable to be cancelled and on cancellation your deposit will be refunded after making such deductions as provided in Clause 19 of the allotment letter.



"PROVIDED THAT IN CASE THE PAYMENT IS NOT MADE WITHIN 120 DAYS AS SPECIFIED ABOVE, WITHOUT PREJUDICE TO THE RIGHT OF THE BOARD TO CANCEL THE ALLOTMENT, YOU SHALL PAY INTEREST ON THE AMOUNT SPECIFIED IN CLAUSE 2 OF THE ALLOTMENT LETTER AT DOUBLE THE RATE OF INTEREST AS APPLICABLE TO THE SCHEME AND GIVEN IN CLAUSE 21 OF THE ALLOTMENT LETTER BEYOND THE PERIOD OF 120 DAYS OF THE ISSUE OF ALLOTMENT LETTER."

(iii) In case the last date of making the payment and submitting the documents as per terms of allotment happens to be a holiday or is closed due to curfew/bandh/strike or law and order problem causing involuntary delay, the payment made on the date next following the last date shall be deemed to have been made on the last date."

5. The clause 4 of the allotment letter provides as under:-

"The possession of the dwelling unit shall be handed over on receipt of the money and documents mentioned in Clauses 2 and 3 of this letter and if the physical possession thereof is taken within 60 days of the date of issue of allotment letter, no watch and ward charges shall be payable. However, where physical possession is taken at site beyond the period of 60 days of the date of issue of allotment letter, you shall pay watch and ward charges upto 6 months @ 600/- per month from the date of issue of allotment letter.

In case the physical possession of the property is not taken within 6 months of the date of issue of allotment letter, the allotment of the dwelling unit shall be liable to be cancelled.

PROVIDED THAT WITHOUT PREJUDICE TO THE RIGHT OF THE BOARD TO CANCEL THE ALLOTMENT, YOU SHALL PAY WATCH AND WARD CHARGES AT DOUBLE THE RATE PRESCRIBED ABOVE BEYOND THE PERIOD OF 6 MONTHS OF THE DATE OF ISSUE OF ALLOTMENT LETTER, TO THE DATE OF CANCELLATION OF ALLOTMENT OR TO THE DATE OF TAKING OVER OF THE PHYSICAL POSSESSION, WHICH-EVER IS EARLIER.

(ii) The property shall be handed over on "as is, where is" basis and the Board will not entertain any complaint whatsoever regarding property circumstances."

6. The CHB has issued letter No. HB-AO-III/2020/2038 dated 23.02.2021 and under which allottee was requested to take physical possession within 15 days from the issue of this letter otherwise it would be assumed that he was not interested in the matter and his case would be treated as closed.

7. The CHB has issued letter No. HB-AO-III/DA-2/2023/8514 dated 25.05.2023 vide which allottee was informed to deposit a sum of Rs. 658984/- by 30th June 2023 but he was failed to deposit the same.




8. The allottee has not deposited the above amount before the due date this office served upon SCN vide NO. 12973 dated 04.08.2023 for non deposit of due amount.

9. And whereas even after issuance of SCN by this office, the allottee has been given various opportunities to attend hearing before the undersigned vide letters dated 08.09.2023, 22.09.2023, 11.10.2023, 07.11.2023 and lastly 05.12.2023. In spite of above, he neither attended the hearings nor deposited the outstanding dues. As such the allottee breached the terms and conditions of allotment letter.

Therefore, I, Ajay Chagti, IAS, Chief Executive Officer, Chandigarh Housing Board, have been left with no alternative except to cancel the registration and allotment of Dwelling Unit No. 2173-C, Category 2BR flat, Sector 63, Chandigarh in exercise of delegated power under Regulation 17 of Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulation 1979.

I further order to refund the Earnest Money after deducting 10% of initial deposit as per clause 17 of Allotment Letter to the allottee separately as per Para-XI of the Brochure of the scheme.


(Ajay Chagti, IAS)
Chief Executive Officer,
Chandigarh Housing Board,
Chandigarh.

Dated: 04.2024

To

Sh. Sukhbir Singh S/o Sh. Mangal Singh
2357, Sector 24-C, Chandigarh.
Mobile No. 9417595281

No. HB/AO-III/2024/ 5480


Dated: 16/04/2024

Endst. No. HB/AO-III/2024/ 5481


Dated: 16/04/2024

A copy is forwarded to the following for information and necessary action:

1. Chief Engineer, Chandigarh Housing Board.
2. Secretary, Chandigarh Housing Board.
3. Chief Accounts Officer, CHB for forfeiting amount as per terms and conditions of the scheme.
4. Computer Incharge, Chandigarh Housing Board. Upload on website.
5. PA to Chairman, CHB for kind information of the worthy Chairman, CHB.


(Ajay Chagti, IAS)
Chief Executive Officer,
Chandigarh Housing Board,
Chandigarh.

CI/CHBI 3466
Dated 18/04/2024


18/4/24