



No.CHB/EO/Dyeo-II/2024/

Dated:

RESUMPTION ORDER

1. Whereas, the DU No. 3418/1, Sector 45, Chandigarh was allotted to **Smt. Paramjit Kaur Goindi W/o Sh. Brij Mohan Singh** on the terms and conditions stipulated in the allotment letter No. 90/1066, dated 12.10.1990, Registration No. 50103. It was transferred in the name of **Sh. Parshotam Lal Deora S/o Late Sh. Dev Raj Deora** vide no. 8507 dated 03.03.2011. After that, **Conveyance deed** has been executed by sub registrar UT Chandigarh vide serial no. 4851, Book no. 1, Volume No. 201 Page No. 197, Dated 09.11.2011. Further transferred in the name of **Smt. Sarita Shekhawat W/o Sh. Jabar Singh Shekhawat and Sh. Jabar Singh Shekhawat S/o Sh. Jor Singh Shekhawat** vide no. 2212-13 dated 16.03.2018.
2. And whereas, as per the condition of the allotment letter, the dwelling unit could be used for the purpose of residence only and not for any other purpose. No additions/alterations could be made therein without prior approval of the Board in writing.
3. And whereas, it had come to the Notice of the Board that the following violations have been made in the dwelling unit :
 - **Front Entrance Slab Extended by removing side walls in common area. (fresh)**
 - **Passage Covered with glazing.**
 - **WC / Bath in rear courtyard.**
 - **MS stair 1st to 2nd floor, Stair covered with fiber shed.**
4. And whereas, it is clear that the allottee/occupant had acted in contravention to the provisions contained in clause 14 of allotment letter and also the provision of Regulation 8-A Capital of Punjab (Development and Regulation) Act, 1952.
5. And whereas, a **Show Cause Notice No. CHB/EE-Enf./SDE-X(Enf)/2019/265 dated 10.07.2019 and CHB/EO./DY.EO-II/2021/538 dated 07.05.2021** were served on the allottee/occupant vide which he had been called upon to show cause in writing/personal hearing on **17.10.2019 at 10:00 AM** and **03.08.2021 at 11:00 AM** respectively as to why the Registration and Allotment/Tenancy of **D/Unit No. 3418/1, Sector 45, Chandigarh** be not cancelled/resumed and amount forfeited as per terms of the Allotment letter and further action to evict him from the dwelling unit by following the procedure prescribed under rules as framed under Chapter VI of Haryana Housing Board act 1971 etc., as extended to UT of Chandigarh.
6. And whereas he did not remove the violations/encroachments despite having been given **ten opportunities** of hearings till **09.10.2024** for removing the said encroachments/ violations. The details of various SCN and Hearing notices given to the allottee/occupant as shown in tabular form is as under (in days):-

Sr. No.	SCN/Hearing Notice No.	Dated	Time given (No. of days)	Proceedings
1.	(Enf.)/2018/1675	20.12.2018	2120	Allottee did not present
2.	(Enf.)/2019/265	10.07.2019	1918	Allottee did not present
3.	Enf.Dy.EO II/2021/538	07.05.2021	1251	Hearing could not be held
4.	P.B./2024/181	07.06.2024	124	Hearing could not be held
5.	P.B./2024/198	14.06.2024	117	Hearing could not be held due to administrative reason
6.	P.B./2024/212	09.07.2024	92	Allottee present
7.	P.B./2024/261	12.08.2024	58	Allottee did not present
8.	P.B./2024/301	04.09.2024	35	Allottee present
9.	P.B./2024/314	11.09.2024	28	Hearing could not be held due to administrative reason
10.	P.B./2024/344	30.09.2024	09	Allottee present

7. And whereas, an inspection was carried out on 28.08.2024 by the Enforcement Wing and it has been reported that none of the above building violations/encroachment have been removed from the said dwelling unit.
8. And whereas, in the proceedings dated 09.10.2024, it was stated that "all three violations mentioned in the SCN dated 10.07.2019 & 07.05.2021 still exist in DU No. 3418-1, Sector-45, CHD. The allottee was given last opportunity on 27.09.2024 to remove the violations. The allottee was given 05 hearings to remove the violations but none of the violations was removed. The authority seems that the allottee has no intention to remove the violations mentioned in the SCN dated 10.07.2019 & 07.05.2021. The undersigned has no other option left except to cancel the allotment of DU No. 3418-1, Sector 45-D, CHD.
9. Now, therefore, in view of the above facts & circumstances, the undersigned is left with no option but to resume the registration/ allotment of D.U. No. 3418/1, Sector 45/D, Chandigarh. The amount deposited by the allottee stands forfeited in terms of the provisions of the allotment letter on account of breach of terms and conditions of the allotment letter and also the provision of Regulation 8-A Capital of Punjab (Development and Regulation) Act, 1952.
10. The allottee/occupant is further advised to hand over the possession of dwelling unit in question to the Chief Engineer, Chandigarh Housing Board, Chandigarh within 30 days from the date of issue of this order failing which eviction proceedings shall be initiated against the allottee/occupant for eviction from the said premises from the un-authorized possession.

AKM
24/12/24
(Akhil Kumar, DANICS)
Secretary-cum-Estate Officer,
Chandigarh Housing Board,
Chandigarh.

To

1. Smt. Sarita Shekhawat W/o Sh. Jabar Singh Shekhawat, & Sh. Jabar Singh Shekhawat S/o Sh. Jor Singh Shekhawat.
D.U. No. 3418/1, Sector 45, Chandigarh.
2. One copy of this order to be pasted on the entry gate of
D.U. No. 3418/1, Sector 45, Chandigarh

Endst. No. CHB/E.O./Dy.E.O.II/2024/ 1901186

Dated: 24.12.2024

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

1. The Chief Engineer, Chandigarh Housing Board, Chandigarh for necessary action in the matter. He is requested to furnish the information with regard to taking over possession of the house in question from the allottees after the termination of the period as stipulated in the cancellation order.
2. The Enforcement Officer, Chandigarh Housing Board, Chandigarh for further necessary action.
3. The Chief Accounts Officer, Chandigarh Housing Board, Chandigarh, for information and further necessary action with regard to forfeiture of amount as per condition of the allotment letter.
24. The Computer Incharge, CHB, Chandigarh.

AKM
24/12/24
(Akhil Kumar, DANICS)
Secretary-cum-Estate Officer,
Chandigarh Housing Board,
Chandigarh.

CI/CHB/ 5435
Dated 24/12/24