

To

Sh. Ratti Ram S/o Sh. Ganga Ram/Occupant,  
Site No. 232, Dadumajra Colony,  
Chandigarh

**Subject:- Cancellation of Registration/Allotment of D.U.No.232, Dadu Majra Colony, UT, Chandigarh on account of breach of terms & conditions of allotment.**

1. Whereas the Chandigarh Housing Board made allotment of Sites & Services on Hire-Purchase Basis, in pursuance of rule 10 (3) of the Licensing of Tenements and Sites and Services Scheme, 1979, read with Chandigarh Housing Board (Sites and Services Complexes Allotment) regulations, 1979 in supersession all previous orders in this behalf for the Sites and Services Complex, west of Sector-38, Chandigarh.

2. And whereas you were allotted Site No.232, Dadu Majra Colony, Chandigarh on license basis and further allotment was made on hire purchase basis vide allotment letter No.681 dated 27.04.1981 and possession thereof was delivered on 12.05.1981.

3. And whereas vide complaint dated 06.02.2023, it has come to the notice that the Site No.232, Dadumajra Colony, Chandigarh has been illegally occupied by unauthorized persons Kaka Singh, Balwinder Singh S/o Sh. Kaka Singh and other member of their family.

4. Accordingly, physical verification was conducted by the Enforcement Officer, CHB and reported vide letter No. 952620 dated 19.05.2023 that *"the DU No.232, Sector 39 (West) Dadumajra Colony, Chandigarh was got inspected by this office on 11.05.2023 and it was found that Sh. Lakhbir Singh S/o Sh. Kaka Singh alongwith his family members are residing in the said dwelling unit. (Copy of Aadhar Card of Sh. Lakhbir Singh is enclosed)"*.

5. And whereas the clause 13 of the allotment letter states that:-

*"You shall not sell, alienate or transfer any of your rights or interest in the said property or otherwise part with possession of the whole or any part of the said property till you become owner or before a period of 10 years from the date of actual possession, whichever is later, subject to the under mentioned exceptions:-*

- a) Lease for a period not exceeding 5 years at a time.*
- b) the right, title and interest can be mortgaged in favour of the Government, L.I.C. of any Scheduled Bank or Corporate body in order to raise loan for the payment of price of Site & Service to the Board.*

*Provided that the Board shall have first and paramount charge on the said property for the unpaid portion of purchase price and other dues outstanding against you including penalty if any.*

*Provided further that such lease or mortgage etc., can only be created with the prior permission of the Board, and Board will be competent to impose any condition (s) while granting such permission".*

6. Further, with regard to transfer of license of sites allotted under rehabilitation scheme "Licensing of Tenements and Sites and Services Scheme, 1979", the Secretary Housing, Chandigarh Administration vide Memo No. 13212 dated 6.8.2019 advised that in case of licensee's death, a fresh license should normally be created in favour of the spouse, or if the spouse has pre-deceased the licensee then in favour of the surviving heirs provided that such prospective new license is already actually residing in the premises.

7. And whereas, from the above, you have acted in contravention of the terms & conditions of allotment and violated the rules and regulations applicable, accordingly, the Show Cause Notices for cancellation were issued to you vide which you were called to Show Cause in writing/personal hearings as why the registration and allotment of the Site No.232, Dadu Majra Colony, UT, Chandigarh may not be cancelled from your name on account of breach of the above terms & conditions of the allotment and amount forfeited as per clause 19 of the allotment letter. The details of the SCNs are as under:-

Sr.No.	No. dated	Hearing Dates	Remarks
1.	12997 dated 04.08.2023	15 day given for filing reply	No reply received from allottee Sh. Ravi Ram. However, a request letter dated 18.08.2023 was received from unauthorized occupant Sh. Lakhbir Singh wherein he has requested to provide the legible copies of relevant documents in respect of D.U No.232, Dadumarja Colony, Chandigarh to prepare the reply of the SCN, but, his request has been rejected by the competent authority vide order dated 15.09.2023 being third party information.
2.	15533 dated 22.09.2023	04.10.2023 3.30 PM	The SCN was delivered to the occupant Ms. Preeti on 29.09.2023, but, none appeared on hearing.

8. Now, therefore, registration as well as allotment of dwelling unit 232, Dadu Majra Colony, Chandigarh, allotted to you under the rehabilitation scheme is hereby cancelled and entire amount deposited by you stands forfeited as per provisions of Regulation 17 of Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979. You are further advised to hand over the physical possession of dwelling unit No.232, Dadu Majra Colony, Chandigarh to the Chief Engineer, CHB within 30 days from the issue of this letter failing which eviction proceeding shall be initiated against you to evict from the said premises due to un-authorized possession.

Chief Executive Officer,  
Chandigarh Housing Board,  
Chandigarh.

Dated 27/10/2023

Endst. No. 17x200

A Copy is forwarded to the followings for information and necessary action:-

1. The Chief Engineer, CHB, Chandigarh
2. The Enforcement Officer, CHB with a request to initiate the eviction proceedings w.r.t. Site No.232, Dadu Majra Colony, Chandigarh in case the allottee/occupant failed to vacate the said premises within given time.
3. PA to Secretary, CHB for kind information.
4. The Chief Account Officer, CHB for information and further necessary action.
5. The Computer Incharge, CHB, Chandigarh.

*Bhupinder Puri*  
Bhupinder Puri  
Enf. Officer, CHB.

*[Signature]*  
Deputy Enforcement Officer,  
Chandigarh.

Chief Executive Officer,  
Chandigarh Housing Board,  
Chandigarh.

RK

*Dy SO-I/2295*  
30/10/23

*Case 4639*  
30/7/23

*Dy SO-I*