

No. CHB/AO-V/2025/ 22472

Dated: 08/08/2025

Speaking Order

1. The Govt. of India, Ministry of Housing & Urban Affairs, New Delhi notified/launched the Affordable Rental Housing Complexes (ARHCs) for Urban Migrants/Poor, under Pradhan Mantri Awas Yojana (U) on 08.07.2020.
2. In reference to your Application Form No. 394, the Dwelling Unit No. 2216, Maloya, UT, Chandigarh was allotted to Sh. Naresh Kumar Yadav S/D/o Sh. Jay Ram Yadav vide this office allotment No. CHB/ARHCs/2020/380 Dated 25.11.2020 on licence basis for a maximum period of 25 years under the Affordable Rental Housing Complexes Scheme (ARHCs).
3. As per Clause 10 of Deed of Licence, the licensee shall abide by the term and conditions of Deed of Licence and Affordable Rental Housing Complexes Scheme (ARHCs) and shall also abide by the provision of the Haryana Housing Board Act 1971, the Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979 and the Capital of Punjab (Development & Regulation) Act, 1952.
4. The clause no.1, 2 & 9 of the deed of licence states as under:-

Clause 1: *The licensee shall pay every month in advance monthly license fee of Rs.3000/- Subsequently, rent will be enhanced biennially by 8%, subject to maximum increase of 20% in aggregate, over a period of 5 years, effective from the date of handing over of physical possession. Same mechanism shall be followed over the entire concession period i.e. 25 years. The Chandigarh Administration/Chandigarh Housing Board is at liberty to review the license fee at any time.*

Clause 2: *"The licence fee is to be paid by the 10th Day of the month to which it relates" if the licensee fails to deposit licence fee on time the interest @12% p.a. will be levied for the delayed period, in addition to further action as per terms and conditions.*

Clause 9: *The licensee shall intimate to the Competent Authority within 30 days of the occurrence of any change in composition of family, failing which it shall be presumed that such additional member is not a member of the family of the licensee for the purpose of the Scheme.*

5. The details of various SCNs and Demand notices were given to the allottee/occupant due to non payment of monthly licence fee and the time given till 10.07.2025 to clear outstanding dues as shown in tabular form given below (in days):-

Sr. No.	Demand cum SCN No.	Date	No. of Days
1.	3469	20-02-2025	148
2.	7551	08-04-2025	101
3.	13177	05-06-2025	43
4.	17561	10-07-2025	8

6. The allottee/occupant was given several show cause notices as per detail given in Para no. 5 above and provided ample opportunities of being heard to clear outstanding dues. They were again provided a final opportunity for personal hearing before the undersigned on 18.07.2025 at 09:30 AM vide Memo No. CHB/AO(V)/2025/17561 dated 10.07.2025 to show cause in writing as to why the licence of allotment of Flat no. 2216, Maloya, Chandigarh may not

be cancelled and amount paid be forfeited as per the terms and conditions of allotment letter but they failed to appear before the undersigned and also failed to deposit the outstanding dues.

7. On the last hearing dated 18.07.2025, Sh. Kunju Gaur, relative of licensee Sh. Naresh Kumar Yadav, attended the hearing and intimated that the original licensee has already expired on 18.01.2025 and submitted a copy of the death certificate. He also stated that Sh. Naresh Kumar Yadav has no family member and he, himself was serving Sh. Naresh Kumar Yadav.

8. Also as per application form available in record, no family member has been declared/mentioned by Sh. Naresh Kumar Yadav except himself. Also as per record Rs. 1,95,302/- (approx.) is outstanding against licence fee as on 30.06.2025.

9. In view of above mentioned facts and rules, as it is clear that Sh. Naresh Kumar Yadav has expired and no family has been mentioned by the deceased. The DU No. 2216, Maloya, UT, Chandigarh rented to Sh. Naresh Kumar Yadav vide this office allotment letter No. CHB/ARHCs/2020/380 dated 25-11-2020 under Affordable Rental Housing Complexes Scheme (ARHCs) is hereby cancelled. The occupant is advised to hand over the physical possession to the Chief Engineer, CHB within 30 days from the issue of this order failing which he/she shall be evicted from the flat as per law.

AKM
06/08/25

Secretary-cum-Competent Authority
Under the Affordable Rental Housing
Complexes Scheme (ARHCs)
Chandigarh Housing Board
Chandigarh MK

Endst. No. 22473

Dated: 08/08/2025

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 Flat no. 2216, Maloya, Chandigarh, if allottee/occupant fails to handover/vacate the physical possession of Small Flat within prescribed time i.e. 30 days.
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.

AKM
06/08/25

Secretary-cum-Competent Authority
Under the Affordable Rental Housing
Complexes Scheme (ARHCs)
Chandigarh Housing Board
Chandigarh MK

CI/CHB/1970
Dated 11/08/25