

OFFICE OF THE CANTONMENT BOARD JALANDHAR CANTT.

(PUBLIC NOTICE)

EXTENSION/RENEWAL OF LEASE IN CANTONMENT AREA

1. Cantonment residents/interested persons (inside Civil Area) of Jalandhar Cantonment are hereby informed that Govt. of India, Ministry of Defence has accorded approval to take following interim measures for extension/renewal of leases:-
 - (a) All leases (inside Civil Area) given under the Cantonment Codes 1899 & 1912 and CLAR, 1925 & 1937 whose full term has either expired or is expiring before 31.12.2018 will be extended till 31.12.2018 subject to the under mentioned conditions as specified by the higher authorities:-
 - (i) Where eviction orders have been issued by the competent authority under due process of law or where any litigation is ongoing regarding leasehold rights, such leases shall not be extended and action shall be taken as per due process of law.
 - (ii) Extension in such cases will not be permitted where transfer, sub lease or assignment of leasehold rights were made after expiry of full tenure of lease.
 - (iii) Lease rent shall be recovered based on STR rates prevailing on the date of expiry of leases. The lease rent will be revised by 100% after expiry of every 10 years period on compounding basis. Rent will be fixed on the basis of use of site which is classified as residential, commercial and lucrative. The lease rent for residential sites is equal to normal STR (Standard Table of Rent) rates, for commercial sites twice the STR rate and for lucrative sites four times the STR rates as per extant instructions.
 - (iv) Extension of lease term up to 31.12.2018 will not regularize breach of lease conditions. Acceptance of lease rent together with arrears due from the date of expiry of lease will regularize only the occupation of defence land.
2. All the Cantonments residents/interested person/existing lessee/unauthorized occupant(s) of the leased hold sites (inside Civil Area) of the Cantonments are hereby advised to submit the application for renewal of lease or condonations of breach of lease conditions within 15 days from the date of publication of this notice.
3. The terms and conditions contained in the expired lease deed shall continue to be in force with following modifications:-
 - (i) The extension of lease terms from the date of expiry of lease till 31.12.2018 will not entitle the lessee to seek any **“GREATER RIGHTS”**.

- (ii) Where ever the use of leased site or part thereof has changed from residential to commercial or to a mixed use (both residential and commercial), the lessee will have to pay lease rent at commercial rate for such area from the date of change of use in case documentry evidence is available or date of renewal of lease if date of change of use is not available.
- (iii) The Government shall have the power to resume site before 31.12.2018 if required for any defence or public purposes.
- (iv) Those lessees/unauthorized occupants who fail to deposit due arrears or rent within three months of issuance of demand notice shall be deemed as unauthorized occupants and action will be initiated by the CEO under the PPE ACT, 1971 for their eviction and recovery of lease rent as damages.
- (v) In cases, where original leases have expired or have sub-leased, assigned or transferred leasehold rights, lease rent will be accepted from the successors-in-interest after verifying documents establishing their occupation rights, on behalf of the recorded lessees.
- (vi) Where terms of such extension are not acceptable to the ex-lessee(s) or their successors-in-interest, they will vacate and handover the site to CEO within 3 months, failing which they will be deemed as unauthorized occupants and eviction action will be initiated against them forthwith under PPE Act, 1971. Arrears of lease rent, worked out on the rates given in preceding Para's shall be recovered from them as damage.
- (vii) For any enquiry on above, this office may please be contacted personally, through Phone No. 0181-2260250 or E-mail id "cbjalandhar2011@gmail.com"

Chief Executive Officer,
Jalandhar Cantt.


(Meenakshi Lohia)
Chief Executive Officer,
Jalandhar Cantt.