

Tele: 0181-2266611

No. DEO-18/48/LEASES/JRC
Office of the DEO JR Circle,
Jalandhar Cantt.

Dated : 29 March'2017..

To

The Advertisement Manager,
The Punjab Kesri / The Jag Bani (Punjabi)/ The Tribune / The Dainik Savera
Jalandhar.

SUB :- PUBLICATION OF PUBLIC NOTICE.

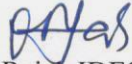
You are requested to publish the enclosed Public Notice No. DEO-18/48/Lease/JRC dated 29.03.2017 in The Punjab Kesri / The Jag Bani (Punjabi)/ The ^{Tribune} ~~Hindustan Times~~ / The Dainik Savera in all Edition / main paper on 30.03.2017 subject to the following conditions :-

The Advertisement is made in minimum size.

The notice be published in Punjab region i.e. the main paper only. The publication rates should be as per the rates approved by the DAVP, Ministry of Information and broadcasting, New Delhi.

Copy of advertisement/news papers along with pre-receipt bill and copy of DAVP rates contract for the payment in triplicate may please be sent to this office for getting the same passed from PCDA, WC, for releasing the payment.

The Public Notice should be published in the news papers by 30.03.2017 positively.


(Vijay Rajak,IDES)
Defence Estates Officer,
Jalandhar Circle,
Jalandhar Cantt.

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Copy to :-

1. The Pr. Director, DE : w. r to above . for info please.
Govt. Of India, Min. Of Defence
5th floor , Kendriya Sadan , Chandigarh
2. The Chief Executive Officer, : along with a copy of public Notice, You are requested to
Jalandhar/Ferozpur/Amritsar upload the enclosed Public notice in the web site of the
Cantt. Board for wide publicity.

PUBLIC NOTICE

(EXTENSION/RENEWAL OF LEASE IN CANTONMENT AREAS)

1. Cantonment residents/interested persons (outside Civil Area) of Jalandhar , Amritsar and Ferozepur Cantonments 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 (Outside 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 conditions given in the succeeding Para's.

(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 (outside 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 term 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 documentary 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 DEO 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 DEO 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 damages.
- (vii) For any enquiry on above matter, this office may be contacted through Phone No. 0181-2266611, Fax No.0181-2661432 and e-mail at deojalandhar2012@gmail.com.

No. DEO-18/48/Leases/JRC

Dated : 29 March'2017.


Defence Estates Officer
Jalandhar Circle,
Jalandhar Cantt.