

No. 45/5/22/ UTFI(5)/2014/
Chandigarh Administration
Finance Department
(Finance I-Estate Branch)

9589

12.11.14
Chandigarh, dated the

To

The Estate Officer,
U.T. Chandigarh

Subject:- Regarding transfer of free hold properties.

Reference:- Your office memo No.MA/2013/18109 dated 17.6.2014 and
memo No.28651/MA(EO)/2014 dated 25.9.2014.

The matter regarding obtaining NOC by the owners before getting their free hold properties transferred has been under consideration of this Administration. In order to negate the illegal transaction of the property by unscrupulous persons and in compliance with the orders of the Hon'ble Courts in various such transfer cases on the issue of obtaining NOC prior to transfer of property from Estate Office, it has now been decided that Estate Officer, U.T. Chandigarh will allow the transfer of free hold properties to the intending purchaser on the basis of a deed of conveyance (sale deed/ gift deed/family transfer etc.), duly stamped and registered as required by law and fulfill the requirement of Sections 54 and 55 of the Transfer of Property Act, 1882, without insisting for obtaining NOC from Estate Office by the original owner of the said property. This will, however, now be subject to furnishing of an indemnity bond from the intending purchaser to the effect that :-

1. he/she shall be personally liable for settling all the court cases and dues so levied by the Administration for settling the past liabilities,
2. he/she shall obtain the statutory completion/occupation certificate, if not obtained earlier by the previous owner and remove the building violations/misuse, if any,
3. he/she will execute the redemption deed if not executed earlier, wherever applicable.

Special Secretary Estates
For Finance Secretary,
Chandigarh Administration.