



Govt. of India, Ministry of Defence
Directorate General, Defence Estates
Raksha Sampada Bhawan

Ulaanbaatar Marg, Delhi Cantt. - 1100 10

Tele: 011-25672480 | E-mail: ddglands1-dgde@nic.in

File No. 701/2268/L/DE/OGB/2023

dated

06 May, 2025

To,

The Principal Directors, Defence Estates,
Central/Southern/Western/Northern/Eastern/South-Western Command
Lucknow/Pune/Chandigarh/Jammu/Kolkata/Jaipur.

Subject: **Transfer of Old Grant properties-reg.**

Sir/Madam,

Please find enclosed herewith a copy of GoI, MoD letter No. 14(19)/2017-D(Q&C)/Pt. III dated 02.05.2025 regarding detailed procedure to be followed in the proposals seeking permission for transfer of Old Grant Properties.

2. It is requested that all the DEOs/CEOs under your jurisdiction may please be instructed to take necessary action as per the terms and conditions mentioned in the ibid letter.

3. Further, the guidelines on documents to be submitted by the applicants shall be issued separately by this Dte General in due course.

Encls: As above.

Yours faithfully,

(Vineet S. Nair)
DDG (Lands-II)
Defence Estates

Copy to :-

All DEOs }
All CEOs } - for necessary action.

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No. 14(19)/2017-D(Q&C)/Pt.III
Government of India
Ministry of Defence
Department of Defence
.....

New Delhi
Dated the 02nd May, 2025

To
The Chief of Army Staff
Director General, Defence Estates

Sub: Transfer of Old Grant properties – reg.

Reference is invited to the GGO 179 of 12.09.1836 and related GGOs governing the Old Grant properties in Cantonments.

2. The matter regarding seeking prior permission of Central Government for transfer of Old Grant properties, where the value of the building exceeds Rs. 5000/- has been examined in light of legal opinion of Ld. Attorney General for India.

3. As per opinion of Ld AG, the paragraph 6(4) of the GGO 179 of 1836 is no longer applicable today, since the word 'native' to mean a native Indian as opposed to a British citizen/foreigner is no longer relevant and has ceased to have any effect. The said paragraph 6(4) is accordingly deemed as inoperative. Therefore, the cases seeking prior-permission for transfer of Old grant properties shall be entirely governed by paragraph 6(3) of GGO 179 of 1836, wherein Officer Commanding the Station is the competent authority.

4. The proposals seeking permission for transfer of Old Grant Properties shall henceforth be processed as per the following procedure: -

- (a) The applications seeking prior permission for transfer of Old Grant properties shall be preferred to the CEOs (for inside Civil areas) & DEOs (for outside Civil areas).
- (b) The applications shall be forwarded by the CEOs & DEOs alongwith the recommendations of Cantonment Board & Defence Estate Office respectively, to the Station Commander within a period of 30 days.
- (c) While making recommendations, legal opinion of the Govt Counsel should be obtained by the CEO/DEO on the draft Sale deed.

ADDG (L) Office
Diary No. 6972
Date: 02/05/25

5/5/25

11/5/25

02/05/25

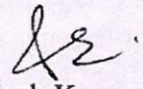
ADDG (L) Office
Diary No. 6972
Date: 02/05/25

ADDG (L) Office
Diary No. 6972
Date: 02/05/25

05/05

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- (d) The Station Commander (Competent Authority) shall decide on the applications and convey his decision to the CEO or DEO, as the case may be, within a period of 30 days of receipt of proposal in his office. The CEO/DEO shall convey the decision to the applicant.
 - (e) The Station Commander will be at liberty to seek advice from PDDE, the Command on any specific land issue involved in the proposal.
 - (f) The Appeal against the decision of Station Commander shall be before GoC-in-C. Appeal can be preferred to GoC-in-C within 30 days of the date of receipt of decision by the applicant.
 - (g) Past cases of Sale of Old Grant properties without seeking prior permission of competent authority shall also be dealt in the manner indicated above.
 - (h) Cases for condonation of other breach of Old Grant terms shall continue to be referred to the concerned competent authority for decision.
 - (i) DGDE shall issue separate guidelines on the documents required to be submitted by the applicants and any other issue as deemed fit. The process shall subsequently be made online through a separate module on e-Chha vani portal.
5. This issues with the approval of Competent Authority.


(Rajesh Kumar Sah)
Joint Director (Q&C)
Tel: 011-23016258

Disa No. 2135
V991 DG (r) Office
DDG (rsuq) Office

No. 701/2268/L/DE/OGP/2023
Directorate General Defence Estates
Ministry of Defence
Raksha Sampada Bhawan
Ulaan Baatar Marg
Delhi Cantt-110010
Dated : 27 August, 2025

To

The Principal Director
Defence Estates
Southern/Central/Western/Eastern/South-Western Command
Pune/Lucknow/Chandigarh/Kolkata/Jaipur

Subject : **Guidelines regarding documents to be submitted by the applicants in compliance of MoD policy dated 02.05.2025.**

Sir/Madam,

Please refer MoD letter No. 14(19)/2017-D(Q&C)/Pt.III dated 02.05.2025 and DGDE letter No. 701/2268/L/DE/OGB/2023 dated 06.05.2025.

2. As per Para 4(i) of the MoD letter dated 02.05.2025, the Directorate General Defence Estates (DGDE) was to issue separate guidelines on the documents which would be required to be submitted by applicants.
3. Accordingly, the list of documents to be submitted by the applicant(s) along with application for the transfer of occupancy rights of Old Grant Properties are enclosed for further necessary action please.
4. Apart from above an Indicative check list for processing the applications for transfer of occupancy rights and authorised superstructures of Old Grant properties in Cantonments from one party to another, is also being prepared and will be shared with the Dtes DE shortly. In the meantime the cases may be processed as per MoD's letter under reference.
5. Further mutation of properties held on old grant terms will be processed as per the policies/guidelines already issued in the matter from time to time.

Yours faithfully,

(Pramod Kumar Singh)

Dy. Director General Lands-III
Defence Estates

Copy to:

Dte DE, NC - For information only.

Transfer of Occupancy Rights of Old Grant Properties

Guidelines regarding Documents to be Submitted by Applicants in compliance of MoD letter No. 14(19)/2017-D(Q&C)/Pt.III dated 02.05.2025.

1. Required Documents for Fresh Cases of Transfer of 'occupancy rights' of Old Grant Properties: *

No.	Required Documents	Remarks, if any
1	Application duly signed by recorded HOR (Holder of Occupancy Rights)/ Legal Heir(s) /Successor(s) in interest. In case application is not made by the HoR, then documents to be provided regarding how the Old Grant has devolved in favour of the concerned applicant.	
2	Aadhaar Card of recorded HOR/ Legal Heir(s) /Successor(s) in interest and also of intended Transferee(s).	Self-attested
3.	PAN Card of recorded HOR/Legal Heir(s) /Successor(s) in interest and intended Transferee(s).	Self-attested
4.	No dues certificate from concerned Cantonment Board and concerned DEO.	To be issued on the basis of up-to-date payment/ receipt of Property tax, water charges, damage charges (if any) etc.
5.	Copy of the Draft <u>Deed of Transfer</u> (mentioning consideration amount & built-up area of the authorised super structure) drawn as per terms and conditions of Old Grant.	Draft Model Transfer/Sale Deed, duly vetted will be circulated later.
6.	Affidavit duly notarised, affirming the following:	Affidavit on non-judicial stamp paper of Rs.100/- duly notarised. The affidavit will also include an undertaking that the information given and documents submitted with the application are correct and true,

		and also that the applicant will strictly abide by all terms and conditions which maybe imposed by the Station Commander as per Law.
(a)	Whether the property is free from encumbrances such as mortgage, unpaid loans, liens, restrictions on right of use, attachments, court cases, legal disputes, legal claims etc. - Yes/No. (If yes, provide details)	
(b)	Whether Old Grant property / site has been subdivided – Yes/No.	**
(c)	Whether there has been any change in original description of the property as per GLR – Yes/No.	**
(d)	Whether there is any encroachment on adjoining defence land? – Yes/No	This will not include the B-3 land of the Old Grant property under consideration
(e)	Whether there has been any unauthorized construction/s for which notice has been issued by Cantonment Board/DEO under Cantonments Act/PPE Act or appeal is pending, or matter is sub judice - Yes/No [If yes, provide details]	**

2. Required Documents for regularisation of Past Cases of Transfer of 'occupancy rights' and authorised superstructures of Old Grant Properties- without seeking prior permission of Competent Authority-where Sale Deed has already been executed.*

No.	Required Document	Remarks, if any
1.	Application duly signed by the applicant (can be joint application by transferor/s and transferee/s or by the transferee/s alone. In case the transferor/s was not the recorded HoR, then documents showing devolution of the occupancy rights to the transferor	

	needs to be submitted. Similarly, if the transferee/s is not the applicant, then the applicant needs to submit documents regarding his/ her locus standi.	
2.	Aadhaar Card of the Transferee/s /LRs/successor/s in interest.	Self-attested
3.	PAN Card of the Transferee/s /LRs/successor/s in interest.	Self-attested
4.	No dues certificate from concerned Cantonment Board and concerned DEO.	To be issued on the basis of up-to-date payment/ receipt of Property tax, water charges, damage charges (if any) etc.
5.	The registered copy of the Transfer Deed.	
6.	Affidavit duly notarised by the applicant/s affirming the following:	Affidavit on non-judicial stamp paper of Rs.100/-, duly notarised. The affidavit will also include an undertaking that the information given and documents submitted with the application are correct and true, and also that the applicant will strictly abide by all terms and conditions which maybe imposed by the Station Commander as per Law.
	(a) Whether the property is free from encumbrances such as mortgage, unpaid loans, legal claims, liens, restrictions on right and use, attachments, court case, legal disputes etc. - Yes/No. (If yes, provide details)	
	(b) Whether greater rights have been transferred as per the already executed Transfer Deed Yes/No.	The draft Correction/ Rectification Deed will be provided by the concerned DEO/DEO

		If yes, then Correction/Rectification Deed, to be submitted by the transferor and transferee or by the transferee alone or their LR(s) or successor(s) in interest.	in consultation with CGSC/CBLA
	(c)	Whether Old Grant property / site has been subdivided – Yes/No.	
	(d)	Whether there has been any change in original description of the property as per GLR – Yes/No.	
	(e)	Whether there is any encroachment on adjoining defence land? – Yes/No.	This will not include the B-3 land of Old Grant property under consideration
	(f)	Whether there has been any unauthorized construction/s for which notice has been issued by Cantonment Board/DEO under Cantonments Act/PPE Act or appeal is pending, or matter is sub judice - Yes/No [If yes, provide details].	**

* All applications for transfer of occupancy rights and authorised super structures, will also be examined by the DEOs/CEOs as per the order dated 11.10.2011 of the Hon'ble Supreme Court in SLP(c) No.13917 of 2009 and order dated 91,11.2023 in Civil Appeal No.1598 of 2023 (copies enclosed)

** As per 4(h) of MOD letter No. 14(19)/2017-D(Q&C)/Pt.III dated 02.05.2025, cases for condonation of other breaches of Old Grant terms shall continue to the referred to the concerned competent Authority for decision.

Note: The above list is indicative and not exhaustive. The field officers, will be at liberty to seek any additional documents/information, as deemed necessary.

CHH. SAMBHAJINAGAR CANTONMENT BOARD

PUBLIC NOTICE REGARDING TRANSFER OF OLD GRANT PROPERTIES

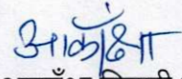
Reference-PDDE, SC, Pune letter No.16331/Ty/OGB/Vol. IX dated 25.11.2025.

This is for information of general public that the Government of India Ministry of Defence has issued a policy letter dated 02.05.2025 regarding the detailed procedure to be followed in the proposals seeking permission for transfer of Old Grant Properties in the Cantonment area. Further DGDE, vide letter dated 27.08.2025 has forwarded a list of documents to be submitted by the applicants along with the application for transfer of Occupancy Rights of Old Grant Properties.

In this regard the details and the required documents are available on the Chh. Sambhajinagar Cantonment Board office website www.aurangabad.cantt.gov.in under information - Public Notice Tab and Notice Board of this office.

Further, the applicants who have already submitted applications are also required to apply a fresh with the documents mentioned in the DGDE letter dated 27.08.2025.

For further details/information visit the above mentioned website or contact the Cantonment Board Office, Chh. Sambhajinagar.


(आकाँक्षा तिवारी)
मुख्य अधिशासी अधिकारी
छ. संभाजीनगर छावनी परिषद्

No. 02/CB/Lands/2025-26/
Office of the Cantonment Board,
Chh. Sambhajinagar
Dt. \ /12/2025