

CHAPTER –14

GRANT OF COMPLETION CERTIFICATE UNDER THE LEASE AND EXECUTION OF PERPETUAL LEASE:

After the building on the plot has been completed and the completion certificate obtained from the local body concerned the lessee is required to apply for the grant of completion certificate under the terms of lease.

On receipt of an application for the grant of completion certificate under the terms of lease or on receipt of a copy of the completion certificate issued by the local body, lease section shall check up whether there are any breaches already in the knowledge of this office. If so, no action shall be taken on the application of the lessee or on the copy of the completion certificate received from the New Delhi Municipal Committee, till the breaches are removed and damages paid. Where a lessee pays the damages but is unable to remove a continuing breach, an undertaking to the effect that he shall remove the breaches by a specified date or get them regularised on payment of charges as fixed by the Government of India from time to time, till they are removed, shall be obtained from him and the case for the grant of completion certificate processed further, as detailed hereinafter.

Where there are no breaches already in the knowledge or after the same have been removed or got regularised on payment of damages and necessary undertaking furnished, the concerned Lease Section shall refer the file to Technical Section for examining the case for the issue of completion certificate under the lease. The Technical Section shall inspect the site and compare the construction with the plans. They shall fill in the Scrutiny Sheet and submit the case to Engineer Officer. After the Engineer Officer has seen and approved, the file shall be returned to Lease Section concerned, who shall inform the intended lessee of the completion of construction under the lease and simultaneously the lessee shall be asked to pay the cost of preparations of perpetual lease.

After the completion certificate is granted under the terms of the lease and the lessee has paid the cost of preparation of Perpetual Lease Deed, actual for its preparation and execution shall be taken.