

**Bill No. 53-C of 2016**

THE ENEMY PROPERTY (AMENDMENT AND VALIDATION)  
BILL, 2016

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BILL

*further to amend the Enemy Property Act, 1968 and the Public Premises  
(Eviction of Unauthorised Occupants) Act, 1971.*

BE it enacted by Parliament in the Sixty-seventh Year of the Republic of India as follows:—

1. (1) This Act may be called the Enemy Property (Amendment and Validation) Act, 2016. Short title and commencement.

5 (2) Save as otherwise provided in this Act, it shall be deemed to have come into force on the 7th day of January, 2016.

34 of 1968. 2. On and from the date of commencement of the Enemy Property Act, 1968 (hereinafter referred to as the principal Act), in section 2,— Amendment of section 2.

(i) in clause (b),—

10 (1) for the words "an enemy subject", the words "an enemy subject including his legal heir and successor whether or not a citizen of India or the citizen of a country which is not an enemy or the enemy, enemy subject or his legal heir and successor who has changed his nationality" shall be substituted and shall always be deemed to have been substituted;

(II) for the words "an enemy firm", the words "an enemy firm, including its succeeding firm whether or not partners or members of such succeeding firm are citizen of India or the citizen of a country which is not an enemy or such firm which has changed its nationality" shall be substituted and shall always be deemed to have been substituted; 5

(III) for the words "does not include a citizen of India", the words "does not include a citizen of India other than those citizens of India, being the legal heir and successor of the "enemy" or "enemy subject" or "enemy firm" shall be substituted and shall always be deemed to have been substituted;

(IV) the following *Explanations* shall be inserted and shall always be deemed to have been inserted at the end, namely:— 10

*Explanation 1.*—For the purposes of this clause, the expression "does not include a citizen of India" shall exclude and shall always be deemed to have been excluded those citizens of India, who are or have been the legal heir and successor of an "enemy" or an "enemy subject" or an "enemy firm" which or who has ceased to be an enemy due to death, extinction, winding up of business or change of nationality or that the legal heir and successor is a citizen of India or the citizen of a country which is not an enemy. 15

*Explanation 2.*—For the purposes of this clause, it is hereby clarified that nothing contained in this Act shall affect any right of the legal heir and successor referred to in this clause (not being inconsistent to the provisions of this Act) which have been conferred upon him under any law for the time being in force.'; 20

(ii) in clause (c), in the proviso,— 25

(I) after the words "dies in the territories to which this Act extends", the words "or dies in any territory outside India" shall be inserted and shall always be deemed to have been inserted;

(II) the following *Explanations* shall be inserted and shall always be deemed to have been inserted at the end, namely:— 30

*Explanation 1.*— For the purposes of this clause, it is hereby clarified that "enemy property" shall, notwithstanding that the enemy or the enemy subject or the enemy firm has ceased to be an enemy due to death, extinction, winding up of business or change of nationality or that the legal heir and successor is a citizen of India or the citizen of a country which is not an enemy, continue and always be deemed to be continued as an enemy property. 35

*Explanation 2.*—For the purposes of this clause, the expression "enemy property" shall mean and include and shall be deemed to have always meant and included all rights, titles and interest in, or any benefit arising out of, such property.'. 40

Amendment of section 5.

**3.** On and from the date of commencement of the principal Act, in section 5, after sub-section (2), the following shall be inserted, and shall always be deemed to have been inserted, namely:— 45

'(3) The enemy property vested in the Custodian shall, notwithstanding that the enemy or the enemy subject or the enemy firm has ceased to be an enemy due to death, extinction, winding up of business or change of nationality or that the legal heir and successor is a citizen of India or the citizen of a country which is not an enemy, continue to remain, save as otherwise provided in this Act, vested in the Custodian. 50

*Explanation.*—For the purposes of this sub-section, "enemy property vested in the Custodian" shall include and always deemed to have been included all rights, titles, and interest in, or any benefit arising out of, such property vested in him under this Act.'

- 5       **4.** After section 5 of the principal Act, the following section shall be inserted,  
namely:—
- "5A. The Custodian may, after making such inquiry as he deems necessary, by  
order, declare that the property of the enemy or the enemy subject or the enemy firm  
described in the order, vests in him under this Act and issue a certificate to this effect  
10       and such certificate shall be the evidence of the facts stated therein."
- 5.** On and from the date of commencement of the principal Act, after section 5A (as so  
inserted by section 4 of this Act), the following shall be inserted and shall always be  
deemed to have been inserted, namely:—
- '5B. Nothing contained in any law for the time being in force relating to  
15       succession or any custom or usage governing succession of property shall apply in  
relation to the enemy property under this Act and no person (including his legal heir  
and successor) shall have any right and shall be deemed not to have any right  
(including all rights, titles and interests or any benefit arising out of such property) in  
relation to such enemy property.
- Explanation.*—For the purposes of this section, the expressions "custom" and  
20       "usage" signify any rule which, having been continuously and uniformly observed  
for a long time, has obtained the force of law in the matters of succession of property.'
- 6.** On and from the date of commencement of the principal Act, for section 6 of the  
principal Act, the following section shall be substituted and shall always be deemed to have  
25       been substituted, namely:—
- "6. (1) No enemy or enemy subject or enemy firm shall have any right and shall  
never be deemed to have any right to transfer any property vested in the Custodian  
under this Act, whether before or after the commencement of this Act and any transfer  
of such property shall be void and shall always be deemed to have been void.
- (2) Where any property vested in the Custodian under this Act had been  
30       transferred, before the commencement of the Enemy Property (Amendment and  
Validation) Act, 2016, by an enemy or enemy subject or enemy firm and such transfer  
has been declared, by an order, made by the Central Government, to be void, and the  
property had been vested or deemed to have been vested in the Custodian [by virtue  
35       of the said order made under section 6, as it stood before its substitution by section 6  
of the Enemy Property (Amendment and Validation) Act, 2016] such property shall,  
notwithstanding anything contained in any judgment, decree or order of any court,  
tribunal or other authority, continue to vest or be deemed to have been vested in the  
Custodian and no person (including an enemy or enemy subject or enemy firm) shall  
40       have any right or deemed to have any right (including all rights, titles and interests or  
any benefit arising out of such property) over the said property vested or deemed to  
have been vested in the Custodian."
- 7.** In section 8 of the principal Act,—
- (i) on and from the date of commencement of the principal Act, for sub-section (1),  
45       the following sub-section shall be substituted and shall always be deemed to have  
been substituted, namely:—
- "(1) With respect to the property vested in the Custodian under this Act,  
the Custodian may take or authorise the taking of such measures as he considers  
necessary or expedient for preserving such property till it is disposed of in  
50       accordance with the provisions of this Act.";

Insertion of  
new section  
5A.

Issue of  
certificate by  
Custodian.

Insertion of  
new section  
5B.

Law of  
succession or  
any custom or  
usage not to  
apply to  
enemy  
property.

Amendment  
of section 6.

Prohibition to  
transfer any  
property  
vested in  
Custodian by  
an enemy,  
enemy subject  
or enemy  
firm.

Amendment  
of section 8.

(ii) in sub-section (2),—

(a) after clause (i), the following clause shall be inserted, namely:—

“(ia) fix and collect the rent, standard rent, lease rent, licence fee or usage charges, as the case may be, in respect of enemy property;”;

(b) after clause (iv), the following clause shall be inserted, namely:— 5

“(iva) secure vacant possession of the enemy property by evicting the unauthorised or illegal occupant or trespasser and remove unauthorised or illegal constructions, if any.”.

Insertion of new section 8A.

**8.** After section 8 of the principal Act, the following section shall be inserted, namely:— 10

Sale of property by Custodian.

"8A. (1) Notwithstanding anything contained in any judgment, decree or order of any court, tribunal or other authority or any law for the time being in force, the Custodian may, within such time as may be specified by the Central Government in this behalf, dispose of whether by sale or otherwise, as the case may be, with prior approval of the Central Government, by general or special order, enemy properties vested in him immediately before the date of commencement of the Enemy Property (Amendment and Validation) Act, 2016 in accordance with the provisions of this Act, as amended by the Enemy Property (Amendment and Validation) Act, 2016. 15

(2) The Custodian may, for the purpose of disposal of enemy property under sub-section (1), make requisition of the services of any police officer to assist him and it shall be the duty of such officer to comply with such requisition. 20

(3) The Custodian shall, on disposal of enemy property under sub-section (1) immediately deposit the sale proceeds into the Consolidated Fund of India and intimate details thereof to the Central Government.

(4) The Custodian shall send a report to the Central Government at such intervals, as it may specify, for the enemy properties disposed of under sub-section (1), containing such details, (including the price for which such property has been sold and the particulars of the buyer to whom the properties have been sold or disposed of and the details of the proceeds of sale or disposal deposited into the Consolidated Fund of India) as it may specify. 25 30

(5) The Central Government may, by general or special order, issue such directions to the Custodian on the matters relating to disposal of enemy property under sub-section (1) and such directions shall be binding upon the Custodian and the buyer of the enemy properties referred to in that sub-section and other persons connected to such sale or disposal. 35

(6) The Central Government may, by general or special order, make such guidelines for disposal of enemy property under sub-section (1).

(7) Notwithstanding anything contained in this section, the Central Government may direct that disposal of enemy property under sub-section (1) shall be made by any other authority or Ministry or Department instead of Custodian and in that case all the provisions of this section shall apply to such authority or Ministry or Department in respect of disposal of enemy property under sub-section (1). 40

(8) Notwithstanding anything contained in sub-sections (1) to (7), the Central Government may deal with or utilise the enemy property in such manner as it may deem fit." 45

Insertion of new section 10A.

**9.** After section 10 of the principal Act, the following section shall be inserted, namely:—

Power to issue certificate of sale.

"10A. (1) Where the Custodian proposes to sell any enemy immovable property vested in him, to any person, he may on receipt of the sale proceeds of such property, issue a certificate of sale in favour of such person and such certificate of sale shall, 50

notwithstanding the fact that the original title deeds of the property have not been handed over to the transferee, be valid and conclusive proof of ownership of such property by such person.

5 (2) Notwithstanding anything contained in any law for the time being in force, the certificate of sale, referred to in sub-section (1), issued by the Custodian shall be a valid instrument for the registration of the property in favour of the transferee and the registration in respect of enemy property for which such certificate of sale had been issued by the Custodian, shall not be refused on the ground of lack of original title deeds in respect of such property or for any such other reason."

10 **10.** In section 11 of the principal Act, after sub-section (2), the following sub-section shall be inserted, namely:— Amendment of section 11.

5 of 1908. 15 "(3) The Custodian, Deputy Custodian or Assistant Custodian shall have, for the purposes of exercising powers or discharging his functions under this Act, the same powers as are vested in a civil court under the Code of Civil Procedure, 1908, while dealing with any case under this Act, in respect of the following matters, namely:—

- 20 (a) requiring the discovery and inspection of documents;
- (b) enforcing the attendance of any person, including any officer dealing with land, revenue and registration matters, banking officer or officer of a company and examining him on oath;
- (c) compelling the production of books, documents and other records; and
- (d) issuing commissions for the examination of witnesses or documents."

25 **11.** In section 17 of the principal Act, in sub-section (1), for the words "two per centum", at both the places where they occur, the words "five per centum" shall be substituted. Amendment of section 17.

**12.** For section 18 of the principal Act, the following section shall be substituted, namely:— Substitution of new section for section 18.

30 "18. The Central Government may, on receipt of a representation from a person, aggrieved by an order vesting a property as enemy property in the Custodian within a period of thirty days from the date of receipt of such order and after giving a reasonable opportunity of being heard, if it is of the opinion that any enemy property vested in the Custodian under this Act and remaining with him was not an enemy property, it may by general or special order, direct the Custodian that such property vested as enemy property in the Custodian may be transferred to the person from whom such property was acquired and vested in the Custodian." Transfer of property vested as enemy property in certain cases.

**13.** On and from the date of commencement of the principal Act, after section 18 (as so substituted by section 12 of this Act), the following section shall be inserted and shall always be deemed to have been inserted, namely:— Insertion of new section 18A.

40 "18A. Any income received in respect of the enemy property by the Custodian shall not, notwithstanding that such property had been transferred by way of sale under section 8A or section 18, as the case may be, to any other person, be returned or liable to be returned to such person or any other person." Income not liable to be returned.

**14.** After section 18A of the principal Act, (as so inserted by section 13 of this Act), the following section shall be inserted, namely:— Insertion of new section 18B.

45 "18B. No civil court or other authority shall entertain any suit or other proceeding in respect of any property, subject-matter of this Act as amended by the Enemy Property (Amendment and Validation) Act, 2016, or any action taken by the Central Government or the Custodian in this regard." Bar of jurisdiction.

Amendment of section 20.	<b>15.</b> In section 20 of the principal Act, for the words "five hundred rupees" at both the places where they occur, the words "ten thousand rupees" shall be substituted.	
Amendment of section 22.	<b>16.</b> On and from the date of commencement of the principal Act, in section 22 of the principal Act, after the words "for the time being in force", the brackets and words "(including any law of succession or any custom or usage in relation to succession of property)" shall be inserted and shall always be deemed to have been inserted.	5
Insertion of new section 22A.	<b>17.</b> After section 22 of the principal Act, the following section shall be inserted and shall always be deemed to have been inserted with effect from the 2nd July, 2010, namely:—	
Validation.	"22A. Notwithstanding anything contained in any judgment, decree or order of any court, tribunal or other authority,—	10
	(a) the provisions of this Act, as amended by the Enemy Property (Amendment and Validation) Act, 2016, shall have and shall always be deemed to have effect for all purposes as if the provisions of this Act, as amended by the said Act, had been in force at all material times;	
	(b) any enemy property divested from the Custodian to any person under the provisions of this Act, as it stood immediately before the commencement of the Enemy Property (Amendment and Validation) Act, 2016, shall stand transferred to and vest or continue to vest, free from all encumbrances, in the Custodian in the same manner as it was vested in the Custodian before such divesting of enemy property under the provisions of this Act, as if the provisions of this Act, as amended by the aforesaid Act, were in force at all material times;	15 20
	(c) no suit or other proceedings shall, without prejudice to the generality of the foregoing provisions, be maintained or continued in any court or tribunal or authority for the enforcement of any decree or order or direction given by such court or tribunal or authority directing divestment of enemy property from the Custodian vested in him under section 5 of this Act, as it stood before the commencement of the Enemy Property (Amendment and Validation) Act, 2016, and such enemy property shall continue to vest in the Custodian under section 5 of this Act, as amended by the aforesaid Act, as the said section, as amended by the aforesaid Act was in force at all material times;	25 30
	(d) any transfer of any enemy property, vested in the Custodian, by virtue of any order of attachment, seizure or sale in execution of decree of a civil court or orders of any tribunal or other authority in respect of enemy property vested in the Custodian which is contrary to the provisions of this Act, as amended by the Enemy Property (Amendment and Validation) Act, 2016, shall be deemed to be null and void and notwithstanding such transfer, continue to vest in the Custodian under this Act."	35
Amendment of section 23.	<b>18.</b> In section 23 of the principal Act, in sub-section (2), clause (d) shall be omitted.	
Power to removal of difficulty.	<b>19.</b> (1) If any difficulty arises in giving effect to the provisions of the principal Act, as amended by the Enemy Property (Amendment and Validation) Act, 2016, the Central Government may, by order, published in the Official Gazette, make such provisions not inconsistent with the provisions of this Act, as amended by the Enemy Property (Amendment and Validation) Act, 2016, or the Public Premises (Eviction of Unauthorised Occupants) Act, 1971, as amended by the Enemy Property (Amendment and Validation) Act, 2016, as may appear to be necessary for removing the difficulty:	40 45
	Provided that no such order shall be made under this section after the expiry of two years from the date on which the Enemy Property (Amendment and Validation) Bill, 2016, replacing the Enemy Property (Amendment and Validation) Ordinance, 2016, receives the assent of the President.	Ord. 1 of 2016.

(2) Every order made under this section shall be laid, as soon as may be after it is made, before each House of Parliament.

**20.** In the Public Premises (Eviction of Unauthorised Occupants) Act, 1971,—

Amendment  
of sections 2  
and 3 of Act  
40 of 1971.

(a) in section 2, in clause (e), after sub-clause (3), the following sub-clause shall be inserted, namely:—

"(4) any premises of the enemy property as defined in clause (c) of section 2 of the Enemy Property Act, 1968.";

(b) in section 3, in clause (a),—

(i) in the second proviso, the word "and" shall be omitted;

(ii) after the second proviso, the following proviso shall be inserted, namely:—

"Provided also that the Custodian, Deputy Custodian and Assistant Custodian of the enemy property appointed under section 3 of the Enemy Property Act, 1968 shall be deemed to have been appointed as the Estate Officer in respect of those enemy property, being the public premises, referred to in sub-clause (4) of clause (e) of section 2 of this Act for which they had been appointed as the Custodian, Deputy Custodian and Assistant Custodian under section 3 of the Enemy Property Act, 1968."

**21.** Notwithstanding the cessation of the operation of the Enemy Property (Amendment and Validation) Ordinance, 2010, anything done or any action taken under the Enemy Property Act, 1968, or the Public Premises (Eviction of Unauthorised Occupants) Act, 1971, as amended by the Enemy Property (Amendment and Validation) Ordinance, 2010, shall be deemed to have been done or taken under the corresponding provisions of those Acts, as amended by the Enemy Property (Amendment and Validation) Ordinance, 2010, as if the provisions of this Act, as amended by the said Ordinance had been in force at all material times.

Savings.

**22.** (1) The Enemy Property (Amendment and Validation) Ordinance, 2016 is hereby repealed.

Repeal and  
savings.

(2) Notwithstanding such repeal, anything done or any action taken under the Enemy Property Act, 1968 as amended by the said Ordinance, shall be deemed to have been done or taken under the corresponding provisions of the said Act, as amended by this Act.

LOK SABHA

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**BILL**

further to amend the Enemy Property Act, 1968 and the Public Premises  
(Eviction of Unauthorised Occupants) Act, 1971

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*(As passed by Lok Sabha)*