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The Daily Telegrams

...the Largest Circulating Daily of the Islands

Generally cloudy sky and light rain is likely over Port Blair. Maximum and Minimum temperature will be around 31°C and 25°C respectively on Tuesday 02/07/2024.

Maximum Temperature (°C) of Date: 31.2
Minimum Temperature (°C) of Date: 25.4
Relative Humidity (%) at 0830 IST : 078
Relative Humidity (%) at 1730 IST : 080
Sunrise time on 02.07.2024 (in IST): 0459
Sunset time on 02.07.2024 (in IST): 1747
Rainfall upto 0830 hrs of date (last 24 hrs)- in mm: Trace
Rainfall upto 1730 hrs of date in mm: 000.0
Rainfall (Progressive total from 1st January 2024 upto 0830 hrs (of date) in mm: 1370.7 mm

Weather Report

New Criminal Laws - Bharatiya Nyaya Sanhita (BNS), Bharatiya Nagrik Suraksha Sanhita (BNSS) and Bharatiya Sakshya Adhiniyam (BSA) comes into force from July 1

Chief Secretary inaugurates implementation ceremony of New Criminal Laws titled 'Naye Kanoon Ka Uday'

Highlights the transformative changes in criminal jurisprudence and their significance for the public and all stakeholders

Port Blair, July 1

The Andaman and Nicobar Police organized a landmark event, 'Naye Kanoon ka Uday' to mark the launch of New Criminal Laws in India at TGCE Auditorium, Middle Point today. These New Criminal Laws viz. Bharatiya Nyaya Sanhita (BNS), Bharatiya Nagrik Suraksha Sanhita (BNSS) and Bharatiya Sakshya Adhiniyam (BSA), passed in Parliament last December, has replaced the Indian Penal Code (IPC), 1860, the Criminal Procedure Code (CrPC), 1973, and the Indian Evidence Act, 1872 respectively.

The Chief Secretary, A&N Administration, Shri Keshav Chandra, IAS, as the chief guest inaugurated the grand implementation programme by lighting the traditional oil lamp in the presence of the guest of honour, Shri Devesh Chandra Srivastva, IPS, Director General of Police. The function was also graced by the Commissioner-cum-Secretaries, A&N Administration, Smt. Dilraj Kaur, IAS and Smt. Nandini Paliwal, IAS senior officials of A&N Administration and Police, representatives from the Andaman & Nicobar Command, members of the legal profession, Public Prosecutors, Self-Help Groups (SHGs) and media persons, besides the citizens from various cross sections of the society.

The event aimed to educate and inform the public about the significant changes in India's criminal jurisprudence. It commenced with an insightful presentation on the new laws, highlighting the major reforms and positive changes and their implications for the public.

The Chief Secretary launched the module of e-FIR Registration & Online Missing Person Registration, a digital initiative designed to streamline the process of filing First Information Reports (FIRs), making it more accessible and efficient for the public. He also released the informative pamphlets brought out by the A&N



Police detailing the new laws, ensuring that crucial information reaches every corner of society.

Addressing the gathering, the Chief Secretary congratulated the DGP and his entire team for effectively implementing and smooth transition of the three Criminal Laws in A&N Islands brought out by the Central Govt. He threw light on the transformative changes in criminal jurisprudence and their significance for the public and all stakeholders and reiterated the Administration's commitment towards ensuring justice, transparency and accountability through these path breaking reforms.

The Chief Secretary said, these Laws have been conceived keeping in mind the technological advancements taking place and people can take advantage of the electronic gadgets and use it for registering their complaints and cases. A special provision have also been kept in the new laws for videography of the crime scene and effective knowledge/training have been provided to the stakeholders in the Islands as well as in reputed Institutes at mainland on how to videograph and store the videos in a proper way for its further use.



The Chief Secretary stated that proper training for all the stakeholders have been provided for the better implementation of these laws. This, the Chief Secretary said, will help in solving the cases in speedy manner. He said, training has also been imparted among Judiciary, Prosecutors and Advocates which will help speed up justice delivery. Under this new law, Police has to update the complainant about the status of his complaint, the Chief Secretary said adding that this increases the Public Centric impact of this



new law. In his address, Shri Devesh Chandra Srivastva, IPS, DGP, A&N Islands enlightened the attendees on the salient features of the new laws, emphasizing their importance in modernizing and revolutionizing the entire Criminal Justice System. He said, the new Laws focuses on speedy justice and it is victim and citizen centric. He further stated that forensics and electronic evidence has been given importance. A&N Police is committed towards further strengthening these three new Criminal Laws ensuring its presence even in the remotest area of the Islands, which will prove to be a mile stone in the annals of justice. The 'Naye Kanoon ka Uday' program reflects

(Contd. on last page)

CS launches e-FIR Registration & Online Missing Person Registration Facility by A & N Police

Port Blair, July 1

The Chief Secretary, A&N Administration Shri Keshav Chandra, IAS today launched the module of e-FIR Registration & Online Missing Person Registration during the implementation ceremony of New Criminal Laws titled 'Naye Kanoon Ka Uday' held at TGCE Auditorium.

e-FIR Registration:

- ◆ e-FIR is a digital version of the FIR that can be filed online through the official website of the Police Department. It allows individuals to report a crime without physically visiting the Police Station, making it a convenient and efficient way to seek justice.
- ◆ e-FIR service shall be functioning for Motor Vehicle Theft (MVT), burglary, and other miscellaneous thefts. This will lead to a total transformation of the



system, enabling complainants to register FIRs and receive a copy instantly without going to a Police Station.

- ◆ This systemic transformation will make life simpler for citizens through hassle-free registration, facilitate scientific investigation, and help curb corruption.

Objectives of the Application:

- ◆ Immediate online lodging of First Information Report (FIR) for vehicles stolen & valuable in A&N Islands through online i.e website of A&N Police at anytime from anywhere.

- ◆ Facility of auto message on mobile and/or Web i.e., SMS and/or email to all concerned i.e., PCR, all SHOs and District Superintendents of Police/SDPOs of A&N Islands for search of vehicle, etc.
- ◆ Timely disposal of cases to reduce workload and pendency at the level of Police Stations.

Online Missing Person Registration:

- ◆ Online Missing Person Registration is a streamlined, accessible platform designed to assist citizens in reporting and finding missing persons.

(Contd. on last page)

Promoting digital governance and enhancing ease of living for people of A&N Islands

Chief Secretary inaugurates three important Online Revenue Services

Initiative will provide easy access to mutation and demarcation services, eliminating need for physical visits: CS

Port Blair, July 1

Shri Keshav Chandra, IAS, the Chief Secretary, A&N Islands and Shri Devesh Chandra Srivastva, IPS, Director General of Police, A&N Islands virtually launched the Online Web Portal for Mutation & Demarcation, Integration of the Land Registration Portal with the Mutation Module, and Verification of Tenant/ Domestic help which were much anticipated for enhancing digital accessibility and service delivery in the region.

The Web Portal is designed to provide residents with a one-stop platform to access a wide range of online services



offered by the District Administration. This initiative aligns with the Administration's commitment to leveraging technology to streamline processes and make public services more accessible and user-friendly.

In his inaugural address, the Chief Secretary, A&N Islands highlighted the importance of Online Web Portal in public administration. He emphasized the convenience and efficiency the services will bring to the residents of A&N Islands,

stating that "This initiative is a testament to our dedication to improving service delivery through technology. The services will empower citizens providing them easy access to mutation and demarcation services, eliminating the need for physical visits, and saving valuable time and resources."

This initiative is a significant milestone in the ongoing efforts to promote digital governance and enhance the ease of living for the people of A&N Islands. The Administration remains committed to further improving and expanding the digital services available through the Web Portal. The

(Contd. on last page)

New Criminal Laws - Bharatiya Nyaya Sanhita (BNS), Bharatiya ...
(Contd. from page 1)

the proactive approach of the Andaman and Nicobar Police in implementing and promoting legal reforms, ensuring that the public is well-informed and prepared to embrace the changes in the Criminal Justice System.

A 'Nukkad Natak' (street play) was performed, effectively conveying the essence of the new transformational and reformational path breaking acts through engaging storytelling, which was well appreciated by all present.

**Promoting digital governance and enhancing ...**

(Contd. from page 1)

Online Web Portal for Mutation & Demarcation and Integration of the Land Registration Portal with the Mutation Module has been developed by the National Informatics Centre, South Andaman District, and the verification of tenant/domestic help portal by SOVTECH.

The Online Web Portal for Mutation & Demarcation can be accessed through the URL <http://db.and.nic.in/dweepbhoomi>, a press release from DC (SA) said.

Nicobar Forest Division celebrates 75th Van Mahotsav-2024**DC Nicobar highlights importance of forests and significance of wildlife for tribal communities**

Car Nicobar, July 1

The Nicobar Forest Division, Department of Environment & Forest, in collaboration with the Sports Authority of India, STC Car Nicobar under Ministry of Youth Affairs and Sports, celebrated the 75th Van Mahotsav-2024 in a grand manner at the Modern Sports Complex in Lapathy Village, Car Nicobar today which saw participation of enthusiastic young athletes.

Ms. Jyoti Kumari, IAS, Deputy Commissioner, Nicobar who was the chief guest of the inaugural ceremony, emphasized on the importance of forests and highlighted the significance of wildlife for the tribal



communities. The young trainees from SAI Car Nicobar were encouraged to take proactive steps in maintaining environmental cleanliness and to ensure forest conservation efforts. The Center In-Charge of SAI STC Car Nicobar further urged every member of the Center to plant and nurture four trees within the campus as a collective initiative. Situated on the

eastern shores of Car Nicobar, Lapathy Village boasts of abundant greenery and a healthy forest cover. Shri K. Rama Rao, Forest Officer (Beat Officer) of Car Nicobar shared valuable information and stated that 85% of the trees planted in and around the Center last year are thriving well. The Forest Department also planted 151 tree saplings in the vicinity of the SAI Centre, a press release from SAI said.

Anti-Corruption Unit achieves ISO 9001:2015 Certification

Port Blair, July 1

In a continuing effort to provide superior service, the Anti-Corruption Unit (ACU) of Andaman & Nicobar Islands has been awarded the ISO 9001:2015 Certification. This prestigious Certification confirms that the Quality Management System of the ACU has been thoroughly assessed and meets the rigorous standards set forth by International Organization for Standardization.

The scope of activities covered under this Certification includes the investigation & enquiry of incidents & crimes related to corruption in Government institutions, spearheading anti-corruption movements



by creating awareness about corruption among the general public.

Under the esteemed leadership of Chief Secretary, A&N Islands, the ACU has achieved significant milestones in its mission to eradicate corruption. The ACU is committed to furthering its mission through continuous improvement and adherence to international standards. The Unit will continue to lead anti-corruption

initiatives, foster community engagement, and ensure that Government institutions operate with the highest level of integrity.

This achievement is a testament to the ACU's unwavering commitment to maintaining high standards in its operations and ensuring the integrity of public institutions in the Andaman & Nicobar Islands. The Certification reflects the ACU's dedication to operational excellence and its proactive approach in combating corruption. The ACU continues to work tirelessly to safeguard the interests of the public and uphold the principles of justice and fairness, a press release from Anti-Corruption Unit said.

N&M Andaman District Police organizes series of events to mark launch of New Criminal Laws

Mayabunder, July 1

Celebrating the launch of New Criminal Laws today, the North & Middle Andaman District Police has spearheaded a series of exciting events aimed at raising public awareness and engagement. Under the stewardship of all Police Stations across the District, a comprehensive array of events unfolded, highlighting the significance of these new legal provisions.

The events conducted by each Police Station, designed to educate the community on the implications and applications of the New Criminal Laws. Bike Rally has been organized by PS Diglipur, emphasizing community involvement and spreading awareness throughout the region. The bike rally witnessed enthusiastic participation from local residents, community leaders, and members of the Police force. Riders, adorned with banners highlighting key aspects of the new



laws, traversed through major routes in Diglipur, drawing attention and sparking conversations among onlookers.

In addition, a Walkathon was conducted by PS Mayabunder, promoting health and well-being while educating participants about their rights and responsibilities under the updated laws. Participants walked the designated route, holding banners that highlighted key aspects of the new laws, drawing attention and sparking conversations among onlookers.

A Run for Fun has been organized by PS Rangat, combining fitness with education, encouraging public participation and interaction. Runners,

adorned with banners and placards highlighting key aspects of the new laws, created an energetic and informative atmosphere as they raced through the main streets of Rangat.

These events have not only educated the citizens but also strengthened the community bonds.

The launch of the new Criminal Laws marks a significant step towards enhancing public safety and justice in North & Middle Andaman District. The events held in connection with this milestone underscore the district's commitment to proactive law enforcement and community engagement, a press release from SP (N&M) said.

Historic implementation of New Criminal Laws celebrated in Nicobar District

Car Nicobar, July 1

Marking a significant milestone with the implementation of the newly enacted Criminal Laws: the Bharatiya Nyaya Sanhita, 2023, the Bharatiya Nagarik Suraksha Sanhita, 2023, and the Bharatiya Sakshya Adhiniyam, 2023, came into effect on 1st July, 2024 across India. The occasion was spectacularly celebrated across all Police Stations in the Nicobar District.

Over the past 2 months, a comprehensive effort has been undertaken to ensure that all police personnel are well-trained and prepared for the successful implementation of these new laws. Various online and offline classes have been conducted, ensuring that all police personnel in the Nicobar District are thoroughly educated on the new legal framework.

To celebrate this significant event, the police personnel of PS Car Nicobar and the SP (D)N Office organized a march today. The march featured banners and pamphlet distribution to raise awareness among the public, shopkeepers, and Government staff about the new laws.



Later in the day, Shri Vijay Kumar Singh, SDPO Car Nicobar, interacted with shopkeepers and the general public in a meeting held at the SP (D)N Complex. He sensitized them about various citizen-centric provisions of the new criminal laws.

An awareness rally was also organized today at PS Nancowrie. The rally, aimed at spreading information about the new criminal laws, saw the participation of 150 people, including fishermen, Anganwadi Workers, Shopkeeper Association members, and the general public. Later, an awareness program on new laws was conducted at Chota Enaka Village Kamorta with around 60-70 general public and students.

Similarly, PS Katchal conducted an awareness rally on the implementation of the New Criminal Laws 2023. Approximately 80-90 individuals participated in the rally, which concluded with a short lecture on the new criminal laws

and the distribution of pamphlets. An awareness session was conducted at MRN Village, Katchal, gathering approximately 50-60 participants.

PS Campbell Bay held awareness programs at multiple locations, including Rajiv Nagar-1, Rajiv Nagar Community Hall, Fisherman Colony, and Low Point Bazaar and also organized a walkathon to sensitize public about the new criminal laws. PS Teresa conducted a sensitization program at Bengali Village with the distributing pamphlets among the public.

The Nicobar District Police remain committed to ensuring the successful implementation of the new criminal laws. The enthusiastic and widespread participation witnessed today demonstrates the community's strong commitment to upholding the rule of law, a press release from SP (Nicobar) said.

CS launches e-FIR Registration ...

(Contd. from page 1)

◆ By providing a convenient online form, individuals can quickly submit detailed information about the missing person, including descriptions, last known whereabouts, and contact information.

◆ This digital approach enhances the efficiency of data collection, enables faster dissemination of information to law enforcement and the public, and increases the chances of locating missing individuals promptly.

Toll Free No. 1800-345-1111 launched for receiving electricity complaints

Port Blair, July 1

The Electricity Department of A&N Administration has established Central Control Room (CCR) for taking 'No-Light Complaints' from the

consumer and general public with a Toll-Free Number 1800-345-1111, a press release from the Electricity Department said.

National Statistics Day celebrated by NSSO

Port Blair, July 1

The 18th National Statistics Day was celebrated befittingly at National Sample Survey Office (NSSO), Port Blair. Shri A. Abdul Rahman, Senior Statistical Officer & Head of Office spoke on the contribution made by renowned Statistician Professor P.C. Mahalanobis in the field of socio-economic planning and policy making

after independence and his birth anniversary which falls on 29th June is celebrated as National Statistics Day in India. He further stated that the objective of this day is to create awareness among the citizens of India about the importance of Data-Driven Decision Making in Planning and Policy Making, a press release from National Statistical Office, Port Blair said.

List of selected candidates for post of Anganwadi Worker & Anganwadi Helper under ICDS (Ferrargunj Project) displayed

Port Blair, July 1

The list of selected candidates for the post of Anganwadi Worker & Anganwadi Helper on Honorarium basis at various Anganwadi Centres (AWCs) under ICDS (Ferrargunj Project), South Andaman has been displayed in the Notice

Board of the Office of the Child Development Project Officer, Ferrargunj, South Andaman. The selected candidates have been asked to collect their Appointment Order from the Office, a press release from ICDS Ferrargunj Project said.

Pondicherry University Semester Exam commences

Port Blair, July 1

The first year time table for conduct of arrear papers of first and second semester P o n d i c h e r r y U n i v e r s i t y Examinations in respect of UG courses (CBCS & NEP) has been received from the University and the same has been hosted in the University's

website: https://exam.pondiuni.edu.in/oasis/ugpg_t.htm.

The examinations have commenced from 1st July, 2024 onwards for the UG courses. For further information, students may contact the Examination Section of JNRM, a press release from JNRM said.

Isles budding chess player opens International Chess Rating

Port Blair, July 1

It is a proud moment for the Islanders as Y Ronnie Ronaldo, a young aspiring chess player from A & N Islands, has opened his International Chess Rating according to the latest international rating list released by the World Chess Federation (FIDE) yesterday evening.

Y Ronnie Ronaldo, a class IX student of Sagritara School, Port Blair, participated in the International Open FIDE Rating Chess Tournament 2024 held at Bhimavaram, West



Godavari, Andhra Pradesh from June 4 to 9, 2024. He played quite well in the tournament and scored 5 points, 2 of which were scored against rated players, which led him to open the International Rating. His FIDE rating is 1453, a press release from ANCA said.

Heavy rain forecast in Isles

Port Blair, July 1

Heavy rain (07-11 cm) is likely to occur at one or two places over A&N Islands on July 4. For further enquiries / information, contact helpline of State Emergency Operation Centre at Helpline No. 1070 & District

Emergency Operation Centre at Helpline No. 1077. For any emergency /assistance at sea, call Coast Guard SAR Agency at Toll Free Number 1554, a press release from Directorate of Disaster Management said.

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PORT BLAIR - MAYABUNDER & DIGLIPUR							
Sl. No.	Name of the vessel	Date & Time of Sailing	From	To	Date & Time of Return Sailing	From	To
1.	MV Kalighat	06.07.2024 2100 Hrs	Port Blair	Diglipur via Mayabunder	07.07.2024 1400 Hrs	Diglipur	Port Blair via Mayabunder
PORT BLAIR - CAR NICOBAR via LITTLE ANDAMAN							
1.	MV Kalighat	03.07.2024 0800 Hrs	Port Blair	Car Nicobar via Little Andaman	04.07.2024 0800 Hrs	Car Nicobar	Port Blair via Little Andaman
Passenger tickets for the above sailings will be issued to the general public on 02.07.2024 (Tuesday). Passengers may book their tickets from DSS e-ticketing portal (https://dss.andaman.gov.in/eticketing) and from STARS Ticketing Counter between 09.00 AM to 04.00 PM.							

ANDAMAN & NICOBAR ADMINISTRATION
SECRETARIAT

Port Blair,
dated the 28th June, 2024

NOTIFICATION

No.59/2024/F. No. B-2540980/1/2023-Dy.Dir(H)-Health_AN - In exercise of powers conferred under Section 38(1) of the RPwD Act,2016 read with the provisions contained in Rule 14 (A) (1) of RPwD (Amendment) Rules, 2019, the Lieutenant Governor, Andaman & Nicobar Islands is pleased to designate the Authority, to whom a person with benchmark disabilities, who is/are in need of high support, or any person or organization on his or her behalf, may apply to provide high support. The designated Authorities for the respective Districts are as below;

I. South Andaman District - Child Development Project Officer, Urban Project, Port Blair

II. North & Middle Andaman District - Child Development Project Officer, Rangat.

III. Nicobar District - Child Development Project Officer, Car Nicobar.

(2) On receipt of an application under sub-section (1) of Section 38 of the RPwD Act, 2016, the authority shall refer it to an Assessment Board consisting of such members as may be prescribed by the Central Government.

(3) The Assessment Board shall assess the case referred to it under sub-section (1) of Section 38 of the RPwD Act, 2016 in such manner as may be prescribed by the Central Government and shall send a report to the authority certifying the need of high support and its nature.

(4) On receipt of a report under sub-section (3) of Section 38 of the RPwD Act, 2016, the said authority shall take necessary steps to provide support in accordance with the report and subject to relevant schemes and orders of the appropriate Government in this behalf.

Lieutenant Governor
Andaman and Nicobar Islands
By Order and in the name of Hon'ble Lt. Governor
Sd/-
Deputy Secretary (Health)
Andaman & Nicobar Administration

ANDAMAN & NICOBAR ADMINISTRATION
SECRETARIAT

Port Blair,
dated the 28th June, 2024

NOTIFICATION

No.60/2024/F.No. B-2540980/1/2023-Dy.Dir(H)-Health_AN - In exercise of the powers conferred under Sub-Rule (3) of Rule 14 (A) of Rights of Persons with Disabilities (as amended) Rules 2019,the Lieutenant Governor (Administrator), Andaman and Nicobar Islands is pleased to constitute the Andaman & Nicobar Islands Assessment Board for high support needs of persons with benchmark disability for all the Three Districts in the UT comprising of the following persons, namely:

1. Director of Health Services - Chairman/Chairperson

2. Director of Social Welfare - Member

3. Five Rehabilitation Specialists - Members

a. Orthopedic Surgeon, DHS/ANIIMS

b. ENT Surgeon, DHS/ANIIMS

c. Ophthalmologist, DHS/ANIIMS

d. General Physician (for individuals 18 years and older), or a Pediatrician (for those under 18), DHS/ANIIMS and

e. Psychiatrist, DHS/ANIIMS

4. Audiologist or Clinical Psychologist or Physiotherapist, DHS/ ANIIMS (as per requirement) - Member

5. Any other co-opted member(s) as deemed necessary to be decided by the Chairman/Chairperson.

6. Medical Superintendent G.B. Pant Hospital, Port Blair - Member Secretary

If any Specialist or Expert Member of the Board is not available, member may be co-opted from the nearest District where the Expert is available.

TERMS OF REFERENCE

The Assessment Board shall assess the applicant on the basis of the six parameters (a) to (f) and assign scores on the basis of the 100 point graded weightage indicated below:

Parameters		Weightage
(a) Severity of physical disability	a) 40% 59% b) 60% - 79% c) 80% - 100%	15 20 25
(Max. Weightage – 25)		
(b) Severity of mental/developmental disability (Which restricts the person to take any informed decision)	a) 40% 59% b) 60% - 79% c) 80% - 100%	15 20 25
(Max. weightage – 25)		
(c) The extent to which daily activities in a person is hampered	(i) Bathing, Brushing , combing, Dressing (ii) Toilet hygiene (getting to the toilet, cleaning oneself, getting backup etc) (iii) Functional mobility (ability to work, get in and out of bed, get in and out of a chair, moving from one place to other while performing activities) (iv) Self-feeding (not including cooking)	10 10 10 5
(Max. weightage – 35)		
(d) Cognitive Abilities like ability to take safety measures to use transport, logistics, gadgets not to get lost		5
(Max. weightage – 5)		
(e) Environmental Barriers like access to health care or support systems for rehabilitation or health needs		5
(Max. weightage – 5)		
(f) Socio-economic status	APL BPL	0 5
(Max. weightage – 5)		
Total		100

1. Any person with benchmark disability who is having high support need or any organization on behalf of such persons with benchmark disability may approach notified authority of the District (as per rule 35 of Andaman And Nicobar Islands, Rights of Persons with Disabilities Rules 2019), in which he ordinary resides, who shall refer this case to the Assessment Board of the UT.

2. The Assessment Board shall call/invite the applicant of high

support requirements for assessment and may if necessary, seek clinical assessment.

3. Any person with benchmark disability with a score 60 out of 100 points may be recommended by the Assessment Board for high support needs.

4. The Assessment Board shall submit its recommendations to the Authority notified under Sub-Rule (1) of Rule 14 of the RPwD Rules (as amended) 2019, within a period of 90 days from the date of receiving request for assessment from the said authority.

5. The Union Territory Administration may develop dedicated schemes to provide high support to such persons with benchmark disabilities.

6. The Authority notified under Sub-Rule (1) of Rule 14 of the RPwD Rules (as amended) 2019, shall consider the application for high support requirement on the basis of the recommendations of the Assessment Board keeping in view the schemes or programs of the Union Territory of A&N Administration.

Lieutenant Governor
Andaman and Nicobar Islands
By Order and in the name of Hon'ble Lt. Governor
Sd/-
Deputy Secretary (Health)
Andaman & Nicobar Administration

AFFIDAVIT

I, D. DEVA RAJU, S/o LATE D. BHIMA RAO, aged about 51 years, R/o Haddo Village, Near Thirupati Temple under Port Blair Tehsil, South Andaman District, Andaman and Nicobar Islands by faith Hindu, do hereby solemnly affirm and declare as follows:

1.That I am the permanent resident of these Islands and permanently residing in the address given herein above.

2.That my actual name is D. DEVA RAJU, whereas my name has been wrongly depicted as D. DEV RAJ, DEV RAJ instead of D. DEVA RAJU in the school documents, PAN Card, Driving Licence of my son D. VAMSI and as such I declare that my actual name is D. DEVA RAJU and both D. DEVA RAJU, D. DEV RAJ and DEV RAJ is the name of mine and belong to same and identical person and in future I shall be known as D. DEVA RAJU for all official and non-official purpose.

3.That I possessed valid documents to prove that my actual name is D. DEVA RAJU.

4.That this instant affidavit is mainly made to correct my name as D. DEVA RAJU instead of D. DEV RAJ, DEV RAJ in the school documents PAN Card, Driving Licence and as such I declare that my actual name is D. DEVA RAJU and both D. DEVA RAJU, D. DEV RAJ and DEV RAJ is the name of mine and belong to same and identical person and in future I shall be known as D. DEVA RAJU for all official and non-official purpose, Hence this instant affidavit.

5.That the contents made in Para 1 – 4 of this instant affidavit are true and correct to the best of my knowledge and belief and I have not suppressed any material facts of this instant affidavit.

Solemnly affirm on this 22nd day of June, 2024 at Port Blair. **DEPONENT**

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AFFIDAVIT

I, BENADICT BERNADSHA, S/o V. JOHN BOSCO, resident of Burmanallah village, under Port Blair Tehsil, South Andaman District do hereby solemnly affirms and declare as under: -

1. That I am a permanent resident of these Islands and residing in the below mentioned address.

2. That my name is recorded in my 10th and 12th Pass Certificates as BENADICT BERNADSHA J. instead of BENADICT BERNADSHA which is recorded my Adhaar Card and other documents.

3. That my actual correct name is BENADICT BERNADSHA.

4. That BENADICT BERNADSHA J. and BENADICT BERNADSHA is the same and one identical person.

5. That I am swearing this affidavit to declare that the above both name is one and same identical person and having no any differences, which is required for all purposes, hence this affidavit.

The above statements are true and correct to the best of my knowledge and belief.

Place: Port Blair
Date: 24.04.2024 **Deponent**

AFFIDAVIT

I, V. SATYANARAYANA, S/o Late V. VENKAT REDDY, presently residing at Calicut Village under Port Blair Tehsil, South Andaman District, do hereby solemnly affirm and declare as follows:

1. That I am a Govt. Servant and presently residing at above mentioned address.

2. That my actual and correct name is V. SATYANARAYANA, S/o Late V. VENKAT REDDY, which is mentioned/appear/ written in all official and non-official documents.

3. That I in my service record my name's spelling wrongly written/mentioned as V. SATHYANARAYAN, S/o Late VENKATA REDDY instead of my actual and correct name is V. SATYANARAYANA, S/o Late. V. VENKAT REDDY.

4. That by this affidavit I am declaring V. SATYANARAYANA, S/o Late. V. VENKAT REDDY and V. SATHYANARAYAN, S/o Late. VENKATA REDDY is the same and one identical person.

5. That in future I will be known as V. SATYANARAYANA, S/o Late V. VENKAT REDDY for all official and non official purpose.

6. That this affidavit is made for correction of name in service record only.

That the above mentioned contents are made by me is true and correct to the best of my knowledge and belief and nothing in material has been concealed therefrom.

Place: Port Blair
Date: 28/06/2024 **DEPONENT**

VACANCY

Front Office Staff- Female

Must have:

Good Communication in (Hindi / English)

Computer Basic Knowledge

Note: Fresher's can also apply.

Salary will be discussed upon interview.

Kindly submit us your resume to this address

HOTEL BLUE REGENT DOG SQUAD

ROAD AUSTINABAD – 744103

Office Timing 9:00 AM TO 5:00 PM

Contact @ 8900904777 / 8900903355

URGENTLY WANTED

Assistant Accountant – 02 Nos. (Experience in Tally & MS Office)

Marketing Executive – 01 No. (Two Wheeler License preferred)

Kindly Contact:

M/s Karbhagam Sales Agency (The Electrical Shop)

34/1 Shastri Road, Aberdeen Bazar, Port Blair (Opp. Hotel Milan)

Contact: Phone No. 233810 / 9434281234

KASHMIR TOUR PACKAGE

4 nights 5 days @10,999/- per head Excluding flight tickets. Contact: Mahira Travels, Haddo. Mob. 9933220033 / 9933221151

FOR SALE

One triple storeyed RCC Building having 300 Sq. mtrs. Land at Delanipur prime location with all basic amenities. Genuine person may Contact Ph. No. 9933285093

JOB VACANCY

1. GST Filing Staff (B.Com. with Knowledge of Tally (Male / Female).

Interested Candidate Contact:

Dweep Engineering Works

Seashore Road, Haddo.

Mb. No. 9434288500 / 9679511709

JOB VACANCY

1. Accountant – 1 No.

2. Asstt. Accountant – 1 No. (B.Com. with knowledge of Tally)

Salary as per experience.

Near LMS Hyundai, Sippighat.

Call: 9933242450

For Mohan Automotives Private Limited

WANTED

A Barber for newly open Saloon & Spa, accommodation and Handsome Salary.

Contact: 7811066602 / 9531894790

HOME SERVICE

AC, Refrigeratorator, Washing Machine Microwave Oven, Deep Freeze, etc.

Contact: 7695042418 / 7063929534

TO LET

02 BHK Flat in the Ground Floor (with Car Parking area) at Old Pahadgaon (Near Minnie Bay Junction), Port Blair. Contact Mob: 9933243970 / 9531823408

HOME SERVICE

AC, Fridge, Washing Machine, Deep Fridge, Repairing

Contact Mob: 8900942650 / 9593464551

TO LET

3 BHK Room (Second Floor) for Rent with Car Parking available at Maharaja Nagar, Near Mohan Ford Servicing Center, Garacharma, Contact: 9679507419 / 7674070304

HOME SERVICE

AC, Fridge, Washing Machine, Deep Fridge, Repairing

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भारत का राजपत्र

The Gazette of India

सी.जी.-डी.एल.-अ.-24112023-250253

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असाधारण

EXTRAORDINARY

भाग II — खण्ड 1

PART II — Section 1

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं० 38]

नई दिल्ली, शुक्रवार, नवम्बर 24, 2023/ अग्रहायण 3, 1945 (शक)

No. 38] NEW DELHI, FRIDAY, NOVEMBER 24, 2023/AGRAHAYANA 3, 1945 (SAKA)

इस भाग में भिन्न पृष्ठ संख्या दी जाती है जिससे कि यह अलग संकलन के रूप में रखा जा सके।

Separate paging is given to this Part in order that it may be filed as a separate compilation.

MINISTRY OF LAW AND JUSTICE

(Legislative Department)

New Delhi, the 24th November, 2023/Agrahayana 3, 1945 (Saka)

THE ANDAMAN AND NICOBAR ISLANDS TENANCY

REGULATION, 2023

No. 2 OF 2023

Promulgated by the President in the Seventy-fourth Year of the Republic of India.

A Regulation to establish a Rent Authority to regulate renting of premises, to protect the interests of landlords and tenants, to provide speedy adjudication mechanism for resolution of disputes and for matters connected therewith or incidental thereto.

In exercise of the powers conferred by article 240 of the Constitution, the President is pleased to promulgate the following Regulation made by her:—

CHAPTER I

PRELIMINARY

1. (1) This Regulation may be called the Andaman and Nicobar Islands Tenancy Regulation, 2023.

(2) It extends to the whole of the Union territory of Andaman and Nicobar Islands.

(3) It shall come into force on such date as the Administrator may, by notification in the Official Gazette, appoint and different dates may be appointed for different provisions of this Regulation and any reference in any such provision to the commencement of this Regulation shall be construed as a reference to the coming into force of that provision.

2. In this Regulation, unless the context otherwise requires,—

(a) "Administration" means the Administration of the Union territory of Andaman and Nicobar Islands;

(b) "Administrator" means the Lieutenant Governor of the Union territory of Andaman and Nicobar Islands appointed by the President under article 239 of the Constitution;

(c) "force majeure" means a situation of war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature, affecting the habitation of the tenant in the premises let out on rent;

(d) "landlord", whether called landowner or lessor or by whatever name called, means a person who receives or is entitled to receive, the rent of any premises, on his own account, if such premises were let out to a tenant, and shall include,—

(i) his successor-in-interest; and

(ii) a trustee or guardian or receiver receiving rent for any premises or is entitled to so receive, on account of or on behalf of or for, the benefit of any other person such as minor or person of unsound mind who is not eligible to enter into a contract;

(e) "local authority" means a Village Panchayat or Panchayat Samiti or Zila Parishad or a Municipal Corporation or a Municipal Council or a Nagar Panchayat or a Planning or Development Authority, by whatever name called, or the Cantonment Board, or a civil area committee appointed under section 47 of the Cantonment Act, 2006 or such other body entitled to function as a local authority in any city or town, constituted under any law for the time being in force in the Union territory of Andaman and Nicobar Islands;

(f) "notification" means a notification published in the Official Gazette of the Union territory of Andaman and Nicobar Islands;

(g) "premises" means any building or part of a building which is, or is intended to be, let out on rent for the purpose of residential or commercial use except for hotel, lodging house, dharamshala, inn and for industrial use and includes—

(i) garden, garage or closed parking area, vacant land, grounds and out-houses, if any, appertaining to such building or part of the building; and

(ii) any fitting to such building or part of the building for the more beneficial enjoyment thereof;

(h) "prescribed" means prescribed by rules made by the Administrator under this Regulation;

(i) "property manager" means a person or any legal entity including rental agent who is authorised by the landlord to manage the premises and who represents the landlord in his dealings with the tenant;

(j) "rental agent" means any person, who negotiates or acts on behalf of landlord or tenant or both in a transaction of renting of any premises and receives remuneration or fees or any other charges for his services whether as a commission or otherwise and includes a person who introduces, through any medium, prospective landlord and tenant to each other for negotiation for renting of premises and includes property dealers, brokers or middlemen, by whatever name called;

(k) "Rent Authority" means an officer appointed as Rent Authority under section 30;

(l) "Rent Court" means an officer appointed as Rent Court under section 33;

(m) "Rent payable" in relation to any premises, means the rent as specified in sub-section (1) of section 8;

(n) "Rent Tribunal" means an officer appointed as Rent Tribunal under section 34;

(o) "Schedule" means the Schedules annexed to this Regulation;

(p) "sub-tenant" means a person to whom the tenant sub-lets whole or part of the premises held by him or transfers or assigns his rights accrued under the tenancy agreement or a supplementary agreement to the existing tenancy agreement;

(q) "supplementary agreement" means an agreement to the existing tenancy agreement executed between the landlord and the tenant on matters referred to in sub-section (1) of section 7;

(r) "tenant", whether called lessee or by any other name, means a person by whom or on whose account or on behalf of whom, the rent of any premises is payable to the landlord under a tenancy agreement and includes any person occupying the premises as a sub-tenant and also, any person continuing in possession after the termination of his tenancy whether before or after the commencement of this Regulation, but shall not include any person against whom any order or decree for eviction has been made.

Short title, extent and commencement.

Definitions.

Period of tenancy.

Rights and obligations of successor in case of death.

Restriction on sub-letting.

41 of 2006.

3. (1) Nothing contained in this Regulation shall apply to any,—

(a) premises owned or promoted by the Central Government or the Administration or local authority or a government undertaking or enterprise or a statutory body or the Cantonment Board;

(b) premises owned by a company, the University or organisation given on rent to its employees as part of service contract;

(c) premises owned by religious or charitable institutions as may be specified, by notification by the Administrator;

(d) premises owned by Waqf registered under the provisions of the Waqf Act, 1995 or by any trust registered under any other law, relating to public trust, for the time being in force in the Union territory of Andaman and Nicobar Islands; and

(e) other building or category of buildings specifically exempted in public interest by notification by the Administrator.

(2) Notwithstanding anything contained in sub-section (1), if the owner and the tenant of the premises referred to in clauses (a) to (e) of the said sub-section agrees that the tenancy agreement entered into between such landlord and tenant be regulated under the provisions of this Regulation, such landlord may inform the Rent Authority about the agreement to do so at the time of information of the tenancy agreement under section 4.

CHAPTER II

TENANCY

4. (1) Notwithstanding anything contained in this Regulation or any other law for the time being in force in the Union territory of Andaman and Nicobar Islands, no person shall, after the commencement of this Regulation, let out or take on rent any premises except by an agreement in writing the information of which shall be given to the Rent Authority, by the landlord and tenant jointly, in the Form specified in the First Schedule within a period of two months from the date of such tenancy agreement.

(2) If the term of the agreement referred to in sub-section (1), exceeds eleven months, then such agreements shall be registered under the provisions of the Registration Act, 1908.

(3) Where the landlord and the tenant fail to jointly inform the execution of the tenancy agreement referred to in sub-section (1), the landlord and tenant shall separately inform the execution of such tenancy agreement to the Rent Authority within a period of one month from the date of expiry of the period referred to in sub-section (1).

(4) The Rent Authority may, within a period of three months from the date of its appointment, put in place a digital platform in the local vernacular language or the language of the Union territory of Andaman and Nicobar Islands for enabling submissions of document in such form and manner as may be prescribed.

(5) The Rent Authority may, after receiving information about the execution of tenancy agreement along with the copy of the agreement and the documents specified in the First Schedule,—

(a) provide a unique identification number to the parties; and

(b) upload details of the tenancy agreement on its website in the local vernacular language or the language of the Union territory of Andaman and Nicobar Islands,

within a period of seven working days from the date of receipt of such information, in such manner along with such documents as may be prescribed.

(6) The terms of authorisation of the property manager, if any, appointed by the landlord to deal with the tenant shall be such as agreed to by the landlord and tenant in that behalf in the tenancy agreement.

(7) The information provided under sub-sections (1), (2) and (3) shall be conclusive proof of the facts relating to tenancy and matters connected therewith, and in the absence of any statement of information, the landlord and the tenant shall not be entitled to any relief under the provisions of this Regulation.

5. (1) Every tenancy entered into after the date of commencement of this Regulation shall be valid for a period as agreed upon between the landlord and the tenant and as specified in the tenancy agreement.

(2) The tenant may request the landlord for renewal or extension of the tenancy, within the period agreed to in the tenancy agreement, and if agreeable to the landlord, may enter into a new tenancy agreement with the landlord on mutually agreed terms and conditions.

(3) Where a tenancy for a fixed term ends and has not been renewed or the tenant fails to vacate the premises at the end of such tenancy, then such tenant shall be liable to pay such enhanced rent to the landlord as may be provided in the tenancy agreement.

(4) Notwithstanding anything contained in this section, if the term of tenancy expires at a time when the locality where the premises let out on rent is situated is affected by any disastrous event of force majeure, then, subject to requisition by the tenant, the landlord shall allow the tenant to continue in possession of the said premises till a period of one month from the date of cessation of such disastrous event on the same terms and conditions of the tenancy agreement already entered into.

6. The terms of agreement executed between landlord and tenant, shall be binding upon their successors in the event of the death of the landlord or tenant, and in such case, the successors of the deceased landlord or tenant shall have the same rights and obligations as agreed to in the tenancy agreement for the remaining period of such tenancy.

7. (1) After the commencement of this Regulation, no tenant shall, except by entering into a supplementary agreement to the existing tenancy agreement,—

(a) sub-let whole or part of the premises held by him as a tenant; and

(b) transfer or assign his rights in the tenancy agreement or any part thereof.

(2) Where the premises is sub-let upon entering into a supplementary agreement to the existing tenancy agreement as referred to in sub-section (1), the landlord and the tenant shall jointly submit such agreement to the Rent Authority in the Form specified in the First Schedule within a period of two months from the date of such agreement.

(3) If the term of the agreement referred to in sub-section (1) exceeds eleven months, then such agreement shall be registered under the provisions of the Registration Act, 1908.

CHAPTER III

RENT

8. (1) The rent payable in respect of a premises shall be the rent agreed to between the landlord and the tenant in accordance with the terms of the tenancy agreement.

(2) All rent, deposits and other charges payable shall be made by either bank deposit, electronic transfer, cheque, demand draft, postal money order or such other method as may be prescribed, which can be verified by the Rent Authority, the Rent Court, the Rent Tribunal and such other authority as may be prescribed.

9. (1) The revision of rent between the landlord and the tenant shall be in accordance with the terms of the tenancy agreement.

(2) Where, after the commencement of tenancy, the landlord has entered into an agreement in writing with the tenant prior to the commencement of the work and has incurred expenditure for carrying out improvement, addition or structural alteration in the premises occupied by the tenant, which does not include repairs necessary to be carried out under section 15, the landlord may increase the rent of the premises by an amount as agreed to between the landlord and the tenant, and such increase in rent shall become effective within one month after the completion of such work.

10. In case of any dispute between the landlord and tenant regarding revision of rent, the Rent Authority may, on an application made by the landlord or tenant, determine the revised rent and other charges payable by the tenant and also fix the date from which such revised rent becomes payable.

11. (1) The security deposit to be paid by the tenant in advance shall be such as may be agreed upon between the landlord and the tenant in the tenancy agreement, which shall,—

(a) not exceed two months' rent, in case of residential premises; and

(b) not exceed six months' rent, in case of non-residential premises.

(2) The security deposit shall be refunded to the tenant on the date of taking over vacant possession of the premises from the tenant, after making due deduction of any liability of the tenant.

Regulation not to apply to certain premises.

Tenancy agreement.

Rent payable.

Revision of rent.

Rent Authority to determine revised rent in case of dispute.

Security deposit.

(Contd. on page 04)

CHAPTER IV	
RIGHTS AND OBLIGATIONS OF LANDLORD AND TENANT	
12. The tenancy agreement shall be signed in duplicate by both the landlord and tenant, and each one of such original signed tenancy agreement shall be retained by the landlord and tenant.	Original tenancy agreement to be retained by landlord and tenant.
13. (1) Every tenant shall pay rent and other charges payable within such period as agreed to in the tenancy agreement.	Rent and other charges payable and receipt for payment thereof.
(2) Every landlord or his property manager shall, on receipt of payment towards rent and other charges payable within the period stipulated in the tenancy agreement from the tenant, provide forthwith against acknowledgement, a duly signed receipt for the amount received by him.	
(3) Where the payment of rent or other charges is made by the tenant to the landlord through the electronic mode, the bank acknowledgement thereof shall be conclusive proof of such payment.	
14. (1) Where the landlord refuses to accept any rent and other charges payable or refuses to give a receipt, the rent and other charges shall be paid to the landlord by postal money order or any other method, in such manner as may be prescribed, consecutively for two months, and if the landlord refuses to accept the rent and other charges within such period, then the tenant may deposit the same with the Rent Authority in such manner as may be prescribed.	Deposit of rent with Rent Authority.
(2) Where the tenant is unable to decide to whom the rent is payable during the period of tenancy agreement, the tenant may, in such case, deposit the rent with the Rent Authority in such manner as may be prescribed.	
(3) Where the rent is deposited under sub-section (1) or sub-section (2), the Rent Authority shall enquire the case as to whom the rent is payable and pass orders as it may deem fit on the basis of the facts of the case.	
(4) The withdrawal of rent and other charges payable, deposited under sub-section (1) or sub-section (2), shall not by itself operate as an admission against the landlord or any other claim made by the tenant, if the landlord withdraws it to the extent of rent agreed upon under the tenancy agreement.	
15. (1) Notwithstanding any agreement in writing to the contrary, the landlord and the tenant shall keep the premises in as good a condition as at the commencement of the tenancy, except for normal wear and tear, and shall respectively be responsible to repair and maintain the said premises as specified in the Second Schedule or as agreed to in the tenancy agreement.	Repair and maintenance of property.
(2) In case of common facilities shared among the tenants or with the landlord, the respective responsibilities of the tenant and landlord to repair and maintain those facilities shall be such as may be specified in the tenancy agreement.	
(3) If the tenant fails or refuses to carry out the repairs referred to in sub-section (1) or sub-section (2), the landlord may carry out the repairs or remove the additional structure erected by tenant without the consent of tenant and deduct the amount incurred for such repairs or removal from the security deposit and the amount so deducted shall be paid by the tenant within a period of one month of issue of notice by the landlord in that regard.	
(4) If the cost for the repairs referred to in sub-section (1) or sub-section (2) exceed the security deposit, the tenant shall be liable to pay the excess cost including the security deposit so deducted to the landlord within a period of one month of the issue of notice by the landlord in that regard.	
(5) In case the landlord refuses to carry out the repairs referred to in sub-section (1) or sub-section (2), the tenant may carry out such repairs and deduct the expenditure incurred towards the same from the rent to be paid for the succeeding months:	
Provided that in no case the deduction from rent in any one month shall exceed fifty per cent. of the agreed rent for a month.	
(6) Where the premises is uninhabitable without the repairs and the landlord refuses to carry out the required repairs, after being called upon by the tenant in writing to do so, the tenant may abandon the premises after giving the landlord fifteen days' notice in writing.	
(7) Where the premises let out on rent becomes uninhabitable for the tenant due to an event of <i>force majeure</i> or the tenant is unable to reside due to occurrence of such event, the landlord shall not charge rent from the tenant until the said premises is restored by the landlord, subject to the provisions of this section, to be inhabitable.	
(8) Where the rented premises becomes uninhabitable as specified in sub-section (6) or sub-section (7) and the landlord fails to carry out the required repairs to make it inhabitable or the said premises could not be made inhabitable, then, the security deposit and advance rent shall be refunded by the landlord to the tenant within a period of fifteen days of the expiry of the notice period, after making due deduction of liability of the tenant, if any.	
16. During the existence of tenancy, the tenant shall,—	Tenant to look after premises.
(a) not intentionally or negligently damage the premises or permit such damage;	
(b) inform in writing the landlord of any damage; and	
(c) take reasonable care of the premises and its contents including fitting and fixtures and keep it reasonably habitable having regard to its condition at the commencement of tenancy and the normal incidence of living.	
17. (1) Every landlord or the property manager may enter the premises let out on rent after serving a notice, in writing or through electronic mode, to the tenant at least twenty-four hours before the time of entry under any of the following circumstances, namely:—	Entry into premises.
(a) to carry out repairs or replacement or to do or to get work done in the premises;	
(b) to carry out an inspection of the premises for the purpose of determining whether the premises are in a habitable state; or	
(c) for any other reasonable cause for entry specified in the tenancy agreement.	
(2) The notice referred to in sub-section (1) shall specify the day, time and reason for entry:	
Provided that no person shall enter the premises before sunrise and after sunset:	
Provided further that nothing contained in this section shall prevent the landlord from entering into the premises let out on rent without prior notice to the tenant in case of emergent situations like war, flood, fire, cyclone, earthquake or any other natural calamity, which may affect that premises.	
18. In case the landlord has engaged a property manager, the landlord shall provide the following information to the tenant, namely:—	Information as to property manager.
(a) name of the property manager;	
(b) proof that such property manager has been authorised by the landlord;	
(c) specific purposes for which the property manager has been authorised by the landlord and the period of such authorisation; and	
(d) if the property manager is a legal entity, the name of the entity and the person authorised in this behalf by that legal entity who may be contacted in relation to the tenancy agreement.	

22. (1) Notwithstanding anything contained in this Regulation or any other law for the time being in force in the Union territory of Andaman and Nicobar Islands, in case of death of the landlord, where there is a *bona-fide* requirement of the premises let out on rent by the legal heirs of the landlord during the period of tenancy, such legal heirs may file an application in this behalf for eviction and recovery of possession of the said premises before the Rent Court in such form and manner, as may be prescribed.

(2) The Rent Court may, on an application made to it under sub-section (1), if it is satisfied that the legal heirs of the deceased landlord are in *bona-fide* requirement of the premises let out on rent, pass necessary orders against the tenant for handing over vacant possession of the said premises to the legal heirs of the deceased landlord.

4 of 1882.

Eviction and recovery of possession of premises in case of death of landlord.

<div>(Contd. from page 05)</div> <div><div><div>Jurisdiction of civil courts barred in respect of certain matters.</div><div>40. (I) Save as otherwise provided in this Regulation, no civil court shall entertain any suit or proceeding in so far as it relates to the provisions of this Regulation.</div><div>(2) The jurisdiction of the Rent Court shall be limited to tenancy agreement submitted to it as specified in the First Schedule and shall not extend to the question of title or ownership of the premises.</div></div><div><div>Court fees.</div><div>41. (I) The provisions of the Court Fees Act, 1870 shall apply in respect of applications or appeals to be presented before the Rent Authority or the Rent Court or the Rent Tribunal, as the case may be.</div><div>(2) For the purposes of computation of court fees, the application for recovery of possession made to the Rent Court and the memorandum of appeals presented before the Rent Tribunal, shall be deemed to be a suit between the landlord and the tenant.</div><div>(3) The court fees for the application filed before the Rent Authority shall be same as that of an interlocutory application presented in a civil court.</div></div><div><div>Members, etc., to be public servants.</div><div>42. Every member of Rent Authority, Rent Court and Rent Tribunal appointed under this Regulation shall be deemed to be a public servant within the meaning of section 21 of the Indian Penal Code.</div></div><div><div>Protection of action taken in good faith.</div><div>43. No suit, prosecution or other legal proceeding shall lie against any person, Rent Authority, Rent Court or Rent Tribunal in respect of anything which is in good faith done or intended to be done in pursuance of this Regulation.</div></div><div><div>44. Save as otherwise provided, the provisions of this Regulation shall be in addition to and not in derogation of any other law for the time being in force in the Union territory of Andaman and Nicobar Islands.</div></div><div><div>45. (I) The Administrator may, subject to the condition of previous publication, make rules not inconsistent with the provisions of this Regulation for carrying out the purposes of this Regulation.</div><div>(2) In particular, and without prejudice to the generality of the foregoing power, such rules may provide for all or any of the following matters, namely:—</div><div>(a) the form and manner for submission of documents under sub-section (4) of section 4;</div><div>(b) the manner of providing of unique identification number and uploading details of the tenancy agreement by the Rent Authority and with such documents under sub-section (5) of section 4;</div><div>(c) the method of payment of rent, deposits and other charges and the mode of verification of the same by the authority under sub-section (2) of section 8;</div><div>(d) the manner of payment of rent and other charges and the manner of deposit of rent and other charges, if the landlord refuses to accept the rent and other charges under sub-section (I) of section 14;</div><div>(e) the manner of depositing of rent by the tenant with the Rent Authority under sub-section (2) of section 14;</div><div>(f) the manner of making an application to the Rent Court by the landlord under sub-section (2) of section 21;</div><div>(g) the form and manner of filing an application by the legal heirs of the deceased landlord for eviction and recovery of the possession under sub-section (I) of section 22;</div><div>(h) the rate of interest to be payable by the landlord to the tenant in case such landlord fails to make any refund under sub-section (2) of section 24;</div><div>(i) the form and manner of filing an application by the landlord or his legal heirs in case the landlord is unable to obtain the possession from tenant for erection of buildings under sub-section (I) of section 27;</div><div>(j) the form and manner of filing an appeal before the Rent Court under sub-section (5) of section 35;</div><div>(k) the powers to be exercised by the Rent Court on any other matter under clause (k) of sub-section (I) of section 36;</div><div>(l) the manner of execution of an order issued by a Rent Court or Rent Tribunal under sub-section (I) of section 38;</div><div>(m) the method of appointment of officers and employees to the Rent Authority, Rent Court and Rent Tribunal and the terms and conditions of their service under sub-section (2) of section 39; and</div><div>(n) any other matters which is required to be, or may be, prescribed or in respect of which provision is to be made, by rules.</div></div><div><div>46. Every rule made under this Regulation shall be laid, as soon as may be after it is made, before each House of Parliament, while it is in session, for a total period of thirty days which may be comprised in one session or in two or more successive sessions, and if, before the expiry of the session immediately following the session or the successive sessions aforesaid, both Houses agree for making any modification in the rule or both Houses agree that the rule should not be made, the rule shall thereafter have effect only in such modified form or be of no effect, as the case may be; so, however, that any such modification or annulment shall be without prejudice to the validity of anything previously done under that rule.</div></div><div><div>Power to remove difficulties.</div><div>47. (I) If any difficulty arises in giving effect to the provisions of this Regulation, the Administrator may, by order published in the Official Gazette, not inconsistent with the provisions of this Regulation, remove the difficulty.</div><div>(2) No order as referred to in sub-section (I) shall be made after the expiry of a period of two years from the date of commencement of this Regulation.</div><div>(3) Every order made under this section shall be laid, as soon as may be after it is made, before each House of Parliament.</div></div><div><div>Repeal and savings.</div><div>48. (I) The Andaman and Nicobar Islands Rent Control Regulation, 1964 is hereby repealed.</div><div>(2) Notwithstanding such repeal, all cases and other proceedings under the Andaman and Nicobar Islands Rent Control Regulation, 1964, at the commencement of this Regulation, shall be continued and disposed of in accordance with the provisions of the Andaman and Nicobar Islands Rent Control Regulation, 1964, as if that Regulation had continued to be in force and this Regulation had not been promulgated.</div><div>(3) The mention of particular matters referred to in sub-section (2) shall not be held to prejudice or affect the general application of section 6 of the General Clauses Act, 1897 with regard to the effect of repeal.</div></div></div> <div><div>7 of 1870.</div><div>45 of 1860.</div><div>Regulation in addition to and not in derogation of any other law.</div><div>Power to make rules.</div><div>Laying of rules.</div><div>Reg. 7 of 1964.</div><div>Reg. 7 of 1964.</div><div>10 of 1897.</div></div> <div><div>THE FIRST SCHEDULE</div><div>[See section 4(I)]</div><div>FORM FOR INFORMATION OF TENANCY/SUB-TENANCY</div><div>To</div><div>The Rent Authority _____</div><div>_____ (Address)</div><div>1. Name and address of the landlord : _____</div><div>2. Name and address of the Property Manager (if any) : _____</div></div>	<div>3. Name(s) and address of the tenant, including e-mail and contact details : _____</div> <div>4. Description of previous tenancy, if any : _____</div> <div>5. Description of premises let out to the tenant including appurtenant land, if any : _____</div> <div>6. Date from which possession is given to the tenant : _____</div> <div>7. Rent payable as in sub-section (I) of section 8 : _____</div> <div>8. Furniture and other equipment provided to the tenant : _____</div> <div>9. Other charges payable— : _____</div> <div>(a) electricity : _____</div> <div>(b) water : _____</div> <div>(c) extra furnishing, fittings and fixtures, and : _____</div> <div>(d) other services : _____</div> <div>10. Attach rent or lease or tenancy agreement : _____</div> <div>11. Duration of tenancy (Period for which let out) : _____</div> <div>12. Permanent Account Number (PAN) of landlord : _____</div> <div>13. Aadhaar number of landlord : _____</div> <div>14. Mobile Number and e-mail id of landlord (if available) : _____</div> <div>15. Permanent Account Number (PAN) of tenant : _____</div> <div>16. Aadhaar number of tenant : _____</div> <div>17. Mobile Number and e-mail id of tenant : _____</div> <div>18. Permanent Account Number (PAN) of Property Manager (if any) : _____</div> <div>19. Aadhaar number of Property Manager (if any) : _____</div> <div>20. Mobile Number and e-mail id of Property Manager (if any) : _____</div> <div>Name and signature of landlord</div> <div>Photograph of landlord</div> <div>Name and signature of tenant</div> <div>Photograph of tenant</div> <div>Enclosed:</div> <div>1. Tenancy Agreement.</div> <div>2. Self-attested copies of PAN and Aadhaar of landlord.</div> <div>3. Self-attested copies of PAN and Aadhaar of tenant.</div> <div>THE SECOND SCHEDULE</div> <div>[See section 15(I)]</div> <div>DIVISION OF MAINTENANCE RESPONSIBILITY BETWEEN THE LANDLORD AND THE TENANTS</div> <div>Unless otherwise agreed in the tenancy agreement, the landlord shall be responsible for repairs relating to matters falling under Part A and the tenant shall be responsible for matters falling under Part B.</div> <div>PART A</div> <div>Responsibilities of the Landlord</div> <div>1. Structural repairs except those necessitated by damage caused by the tenant.</div> <div>2. Whitewashing of walls and painting of doors and windows.</div> <div>3. Changing and plumbing pipes when necessary.</div> <div>4. Internal and external electrical wiring and related maintenance when necessary.</div> <div>PART B</div> <div>Periodic repairs to be got done by the tenant</div> <div>1. Changing of tap washers and taps.</div> <div>2. Drain cleaning.</div> <div>3. Water closet repairs.</div> <div>4. Wash Basin repairs.</div> <div>5. Bath tub repairs.</div> <div>6. Geyser repairs.</div> <div>7. Circuit breaker repairs.</div> <div>8. Switches and socket repairs.</div> <div>9. Repairs and replacement of electrical equipment except major internal and external wiring changes.</div> <div>10. Kitchen fixtures repairs.</div> <div>11. Replacement of knobs and locks of doors, cupboard, windows, etc.</div> <div>12. Replacement of fly-nets.</div> <div>13. Replacement of glass panels in windows, doors, etc.</div> <div>14. Maintenance of gardens and open spaces let out to or used by the tenant.</div> <div>DROUPADI MURMU, President.</div> <div>S.K.G. RAHATE, Secretary to the Govt. of India.</div>
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TO LET

1 No. RCC Building Near CARI Gate, Bhatubasti, fully tiled, 24 hours Water Supply, 2nd Floor.
Contact No. 9474219471

TO LET

01 No. 03 BHK RCC Room at First Floor for Rent at Panipath Road Near Coast Guard with Car Parking.
Contact No: 9434260164 / 9933216535

TO LET

1) One 2 BHK Flat on 1st Floor, Rent Rs.15000/- p.m.
2) One 2 BHK Flat on ground floor, Rent Rs.12000/- p.m.
Location: Near Nakshatra Inn Hotel, Carmel School Road, Goal Ghar with two wheeler parking. **Contact: 9531811861**
(Timing: 09.00 am – 08.00 pm)

TO LET

1 BHK Rooms for rent at Atlanta Point. **Contact: 9679519005**

TO LET

1. One Shop Room in Ground Floor at Road Side in Bhatu Basti Area.
2. RCC 1 BHK for Residence with 24 hrs. Water Supply & 2 Wheeler Parking.
Contact: 8509798804

FOR RENT

Commercial Shop & Godowns available at Haddo main road for rent, Two & Four Wheeler parking available.
Contact: 9679531549 / 9434260613

FOR SALE

200 Sq. Mtrs. land for sale Hilly in nature Near Birdline Jn. Towards Calicut Road
Contact: 7695003111

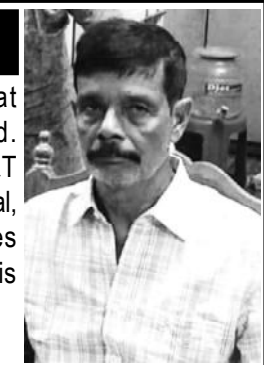
URGENT LAND
FOR SALE

Area: 2000 Sq.Mtrs. (Price Negotiable)
Location: New Bimblitan, Main Road. Ideal for Business, Housing, Future Investment. **Contact: 9832815029**
Hurry up!!! Call Now.

OBITUARY

With profound grief, it is to inform that **Mr. Prithwish Roy**, R/o Junglighat, Retd. Employee of Govt. Press, Directorate of IP&T passed away today (01.07.2024) at Apollo Hospital, Kolkata due to prolonged illness. The last rites will take place in the morning tomorrow at his native residence at Kolkata.

Inserted by: Family Members.



OBITUARY



With profound grief and sorrow we regret to inform that **Kuldeep Kumar Tiwari (PC, Traffic Branch)** Son of Late D.V. Tiwari, R.O. Shadipur, left to heavenly abode on 28-06-2024 at G.B. Pant Hospital.

Inserted by: Family Members.

4th Death Anniversary
On 02.07.2024



Late Saraswati Devi

(W/o Lalsha Prashad)
R/o Junglighat, Port Blair

"In every walk of life with every count of heartbeat, we feel your graceful Presence and blessings" "We all Miss You"

Inserted by:

(Daughter) Mithila, Sandhya, Shoba

4th REMEMBRANCE OF



JOHNY VARGHEESE

"Like sands in an hour glass, we measure our lives in memory of you. You are invisible to the eye, but obvious in our hearts. Rejoice with your family in Heaven as your family on Earth remembers you."

Came to Earth on: 03rd Sept.,1975

Called upon Heaven on: 02nd July,2020

Inserted by: Mrs. Evelyn Vargheese (Wife), Mereline Vargheese, Queen Elizabeth Vargheese, Jennessa Vargheese (Daughters) and other family members.

LOST

I ROHIT KUMAR YADAV, have lost my Original Transfer issue from GMSSS, Aberdeen, Port Blair in between Pathargudda.

Finder may Contact:
9933285350

VACANCY

We need a Office Staff 01 and Supervisor 01 for our firm, Interested person may Contact: WhatsApp Bio-data: To **9531896252**.
Loknath Engineering Works
Prem Nagar, Port Blair

For Repairing

of TV, Computer, Electrical Wiring etc. **Contact:**
9476070457, 9933254293

WANTED

Sales Boy / Sales Girl for Aberdeen Bazaar & Garacharma Showroom.
Contact N S Supplier
Ph: 7063915550

WANTED

02 Sales Girls Minimum Xth Pass residing within Municipal Area.
Contact: 9531811861

HOME SERVICE

For LED, LCD, CRT TV.

Contact: 9734484660 / 7029615379

HH, ELECTRONICS

BATHU BASTI, PORT BLAIR.

URGENTLY
REQUIRED

Experienced Male with Computer Typing knowledge, Full / Part Time, Retd. Person also apply, send resume on WhatsApp No. **9932083026**,
surechdas26@gmail.com.

NOTICE INVITING e-TENDERS

The **Executive Engineer, Panchayati Raj Institution, South Andaman Division-I** on behalf of **Pradhan, Gram Panchayat, Beodnabad** invites online item rate tender (in CPWD form-8) from bonafide and experienced contractors for the below mentioned work.

1. NIT NO. EE/PRI/SAD-I/MG/2024-25/08 **Name of Work:** - Renovation of Community Hall and Kitchen shed at Burmanallah under Gram Panchayat Beodnabad. **Estimated Cost Rs:** - 18, 72,521/- **Earnest Money Deposit Rs:** - 37,450/- **Time of Completion:** - Six (06) Months, Tender Fee: - **Rs.** 500/- & last date & time of submission of bid: - 11/07/2024 (1500 hrs)

The tender forms and other details can be obtained from the website

<https://eprocure.andaman.gov.in>.

Tender ID:- 2024_RDPRI_14628_1

Executive Engineer,
Panchayati Raj Institution,
South Andaman Division-I

Junglighat, Port Blair, South Andaman

ID NO. 11090

NOTICE INVITING e-TENDERS

The **Executive Engineer, Panchayati Raj Institution, South Andaman Division-I** on behalf of **Pradhan, Gram Panchayat, Brindaban** invites online item rate tender (in CPWD form-8) from bonafide and experienced contractors for the below mentioned work.

1. NIT NO. EE/PRI/SAD-I/RR/2024-25/01 **Name of Work:** - Construction of Abutment with Wing wall both side on existing RCC Bridge near Geeta Sutrodhar house at Ward No. 04 under Brindaban Gram Panchayat. **Estimated Cost Rs:** - 6, 24,544/- **Earnest Money Deposit Rs:** - 12,491/- **Time of Completion:** - Four (04) Months, Tender Fee: - **Rs.** 500/- & last date & time of submission of bid: - 11/07/2024 (1500 hrs)

The tender forms and other details can be obtained from the website

<https://eprocure.andaman.gov.in>.

Tender ID:- 2024_RDPRI_14644_1

Executive Engineer,
Panchayati Raj Institution,
South Andaman Division-I

Junglighat, Port Blair, South Andaman

STAR COACHING CENTRE

SAGRITARA COMPLEX, PREM NAGER JUNCTION, PORT BLAIR

Coaching for Competitive Exams.
Sub Inspector Police, Radio Operator, Police Constable, Forest Guard, Forester, LGC, MTS
New Batches from 1st July, 2024
Contact for admission: :9434299944, 9474214852

Edu Mitra Coaching Centre

Garacharma Junction, Bus Stop, Port Blair- 744105

Ph. No. 9531915727, 8220380161, 9531915727

ADMISSION OPEN

Class – I to V All Subjects Fees Rs.8000/- yearly Fees Rs.1000/- monthly	Class – VI, VII, VIII All Subjects Fees Rs.12000/- yearly Fees Rs.1500/- Monthly	Class – IX – X Fees Per Subject Rs.8000/- Yearly Fees Per Subject Rs.1200/- monthly
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Novodaya Entrance Exam- Full Course Fees Rs.4300/-
Competitive Exam Coaching for: Constable / Police / MTS / SSC
Rs. 2500/- monthly

GURUKUL Estd:2008
(Tutorial With A Difference —)
Regd. No. 3686/LC
Admission going on!!!
❖ Individual attention to all the students
❖ Compulsory weekly tests
❖ Regular correspondence with parents
For details contact : **Gurukul, Behind Kembu Studio, Phoenix Bay, Port Blair. Contact : 9933 237175, 9933 290216**

TO LET

Vacant space (Ground Floor & First Floor) available for rent at Dollygunj near Shiv Mandir (Daily Bazar Ration), Port Blair best for Office, Go down purpose for Commercial only etc.
Contact No. 9434287766 / 9933240222

TO LET

3 BHK Flat available for rent on Second Floor, road side having spacious rooms at Prem Nagar near Carmel School.
Contact: 9434284004 / 9933247825

FOR SALE

Hyundai i20 ASTA, White Colour Automatic, T Series (Top Model) Showroom condition, 2000 KM (Approx.) Run. Interested person may Contact: **9933242971 / 9933206292**

LAND
FOR SALE

Occupancy **Right** Land Area 0.02 hec. Situated at Teylorabad Village.
Contact No.
9474236407 / 7339513184

TO LET

01 BHK Room (One Master Bedroom Common Bathroom Dining & Hall Room) Bharat Colony, Dollygunj. **Contact no.**
9474218103 / 8927769771

NATURAL WATER
SUPPLY

24 hours. Service Water Supply 1000 to 14000 Ltrs. **Contact No.**
9474261589 / 9933261589

3rd Death Anniversary
On 02.07.2024



Late Kishen Lall

(Retd. Head Constable)

"Forever Remembered"

Lovingly Remembered by: Smti Kusum Wati (Wife), K.L. Transport & All Family Members.

4th Death Anniversary
On 02/07/2024



Late Manzur Haidar

Retd. Executive Engineer (SAD), Electricity Department

"You are Loved Beyond words and Missed Beyond Measure"

Inserted by: Daughter, Wife & Sons.

HAPPY SUPERANNUATION

ON 30.06.2024



Shri T.PAPA RAO

(Stocker, Saw Mill Division, Chatham)

Congratulations on successful completion of 38 years of service, Dady. You worked so hard, now it's our time to take care of you.

Best wishes from:

T. Gyanawathi (wife), family & friends.

JOB VACANCY

ALL SUBJECT TEACHERS for teaching classes VI to VIII

CLASS TIMING : 4 to 7 pm

Kindly WhatsApp your resume to 9531902917

Experts' Academy, Bambooflat Port Blair, 03192 242917

JOB VACANCY

CHEMISTRY TEACHER

for teaching classes XI & XII

CLASS TIMING : 4 to 5:30 pm

Kindly WhatsApp your resume to 9531902917

Experts' Academy, Dollygunj Port Blair, 03192 242917

Varma Herbal Massage, Naturopathy, LM Neurotherapy
Siddha, Sujok, Herbal Medicine, Acupuncture,
YOGA, VARMA, Cupping & Magneto-therapy,

Relief from pains, Spinal Alignment, joints pains, Neck, Shoulder, Back & Knee Pains, Cervical & Lumbar Spondylitis, Sciatica, Jaundice, Disc compressed, Frozen Shoulder, Stress, Elbow Pain, Depression, Sleeplessness, Cholesterol, Weight Gain, Gastric & Breathing Problems, Cough, Sinusitis, Nasal Polyps, Headache, Allergy, Migraine, Headache, Indigestion, Piles, Fistula, Gastro- Intestinal Problems, Constipation, Fatty Liver, Hair Falling, Dandruff, are Controlled & treated. Yoga & Naturopathy package & Organic Foods available. House Visit Available

Different batches Yoga Classes for all age groups from 5.00AM -7.00PM
Vasumathy Yoga Clinic, D. Farm Jn. Cell: 9933220212, 9474234252

HOME TUITION
CLASS FOR JEE

Exclusive Two years Tuition Class for JEE-IIT-cum-CBSE in Physics, Chemistry and Maths for Class XI Students. Book your free Demo Class for one month now. **For more information Contact: 6351241644.**

FOR SALE

Premium Class 2 BHK Apartment

Discover the epitome of luxury living with this semi-furnished ground floor 2 BHK apartment nestled within a secure gated community at Jaya Imperial Apartment, Dollygunj.

Key Features:

- 2 Spacious Bedrooms, Master Bedroom with an attached Toilet.
- Large Drawing & Dining area with a Balcony for relaxation.
- All Bedrooms equipped with HDF Modular Cupboards, Dressing Table with Mirror and Covered loft cabinets.
- Modern Modular Kitchen with a water purifier for convenience.
- Additional Amenities include a Common Toilet, Utility area, Geyser and Insect-proofing with SS wire mesh.
- Generous 937 Sq. ft. area situated on the ground floor for easy access.

Facilities:

- Reserved earmarked Car Parking, Terrace Walking Track, Gym and Games arena, clubhouse, spacious Community Hall located on the terrace floor, Elevator access for added convenience, Security and Electronic Surveillance, Backyard Garden, PBMC and bore well water supply, Power backup generator.

Bank loans are available with all paperwork meticulously arranged.

Contact Call / WhatsApp at +919434260878 or +919933233387

WANTED

Experience Office Staff with knowledge in Computer and Package Tour & Travels for travels Office at Dairy Farm Junction, Salary handsome.
Contact: 9933250013
Andaman Tour Club.

WANTED

Chef – All Rounder Receptionist-cum-Manager (Hotel)
Waiter (BAR)
Hotel Dream Palace
Haddo Junction.
Contact us: 8001010002

LAND FOR SALE

Single Patta & Converted House Site with 3 Storeyed Building Plan ready for construction, best for Hotel & Other business at main Market Chouldary near Highway & SBI. **Contact Ph. 9933214853**

LAND FOR SALE

Single Patta at Aniket & Kadakachang.
Contact Ph. 9933251206

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