

**GOVERNMENT OF INDIA
MINISTRY OF HOME AFFAIRS**

**RAJYA SABHA
UNSTARRED QUESTION NO. 562**

TO BE ANSWERED ON THE 4TH FEBRUARY, 2026/ MAGHA 15, 1947 (SAKA)

MONETIZATION OF ENEMY PROPERTIES LOCATED IN INDIA

562 # SHRI SHAMBHU SHARAN PATEL:

Will the Minister of HOME AFFAIRS be pleased to state:

- (a) whether Government has any plan to monetise enemy properties located in India;**
- (b) if so, the steps taken for monetisation of such enemy properties; and**
- (c) the steps taken by Government for disposal of high-value enemy properties?**

ANSWER

**MINISTER OF STATE IN THE MINISTRY OF HOME AFFAIRS
(SHRI BANDI SANJAY KUMAR)**

- (a) to (c): The disposal/monetisation of Enemy Properties is done in accordance with the provisions of the Enemy Property Act, 1968 and the rules and guidelines framed therein, namely;**
- (i) The Enemy Property Rules, 2015;**
 - (ii) Guidelines for the Disposal of Enemy Property Order, 2018;**
 - (iii) The Procedure and Mechanism for Sale of Enemy Share Order, 2019;**
 - (iv) The Procedure and Mechanism for Disposal of Immovable Enemy Properties Order, 2020.**

Before the disposal/monetisation of the Enemy Properties, the valuation of immovable Enemy Properties is done by a Valuation Committee under the chairmanship of the District Magistrate of the district, where the property is situated. For Enemy Properties valued more than one crore, market valuation is also done through empanelled valuer. The valuation reports are placed by the Custodian of Enemy Property for India (CEPI) before the Enemy Property Disposal Committee, which gives its recommendations to the Central Government regarding the disposal of Enemy Properties.

As on 28.01.2026, movable and immovable enemy properties worth Rs. 2,930.00 crores have been sold.

Further, the Government has taken several steps to fast-track monetisation of Enemy Properties, which include;

- i. Notification issued on 25.04.2024 wherein all District Magistrates to act as ex-officio Deputy Custodian, SDMs as ex-officio Asst. Custodian, Tehsildar as ex-officio Inspector and Dy. Secretary posted in CEPI Regional Offices to act as ex-officio Dy. Custodian of the enemy property.**
- ii. To attract bidders in enemy property auctions, the Pre-bid Earnest Money Deposit (EMD) has been reduced from 10% to 5%, and the payment period of the sale value is increased to 120 days from 21 days.**

iii. If no bids are received for an enemy property during three e-auctions, then the reserve price is reduced by 10% and the property is again put for e-auction.

iv. Enemy property valued below rupees one crore in rural areas and valued below rupees five crore in urban areas shall be offered to the occupant for purchase.

v. Standard Operating Procedure (SOP) issued for publicity of enemy property auctions.

vi. CEPI headquarters has been strengthened by posting regular officers.
