

**GOVERNMENT OF INDIA
MINISTRY OF HOME AFFAIRS**

**LOK SABHA
UNSTARRED QUESTION NO. 335**

**TO BE ANSWERED ON THE 04TH FEBRUARY, 2025/ MAGHA 15, 1946
(SAKA)**

ENEMY PROPERTIES IN BIHAR

335. SHRI AJAY KUMAR MANDAL:

Will the Minister of HOME AFFAIRS be pleased to state:

(a) the details and the number of enemy properties in Bihar along with their exact location, nature of property, extent of property, current assessment of their value and the expenditure incurred for maintenance of the same during the last five years;

(b) whether the Government has taken any decision to sell or lease enemy properties in the country including those located in Bhagalpur and other parts of Bihar and if so, the details thereof; and

(c) whether the Government has any plans to start a regional office of enemy properties at Patna in Bihar and if so, the details thereof?

ANSWER

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

(a) There are 94 enemy properties in Bihar. The details of enemy properties in Bihar are at Annexure.

(b) Yes sir. In terms of the guidelines for the Disposal of Enemy Property Order, 2018 framed under the Enemy Property Act 1968, the enemy properties are sold through e-auction by carrying out valuation of such property by a Valuation Committee under the Chairmanship of the District Magistrate of the district, where the property is situated. The valuation

report submitted by the District Magistrate is placed by the Custodian before the Enemy Property Disposal Committee which gives its recommendation to the Central Government for the disposal of Enemy Property or the manner in which the Enemy Property may be dealt with.

Further, the Government has taken several steps to fast-track monetization of Enemy Property which include -

- i. Notification issued on 25.04.2024 wherein all District Magistrates to act as ex-officio Deputy Custodian, SDMs as Asst. Custodian and Dy. Secretary posted in CEPI Regional Offices to act as ex-officio Dy. Custodian.
- ii. To attract bidders, 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. 7.53 crore Enemy shares (movable Enemy Property) have been disposed of for Rs 2,741.05 cr.
- iv. Online Rent Collection Portal started and rental worth Rs. 1,58,82,487 received (as on 29.01.2025)
- v. 256 properties have received bids for Rs 150.62 cr. in 24 e-auctions.
- vi. If no bids received for an enemy property during three e-auctions, then the reserve price reduced by 10% and the property again put for e-auction.

- vii. In case of occupied rural enemy property having District Valuation Committee [DVC] value less than Rs 1 crore, then it can be offered to the bonafide occupier.**
- viii. In case of occupied urban enemy property having District Valuation Committee [DVC] value less than Rs 5 crore, then it can be offered to the bonafide occupier.**

(c) No sir.

ANNEXURE
L.S.US.Q.NO. 335 FOR 04.02.2025

| Sl. No. | District | Exact location of property | Nature of property | Extent of property (Sq. Mtr.) |
|---------|------------------------|--|--|-------------------------------|
| 1 | Gaya (8 Plots) | Sub-Division-Sadar Tehsil/Anchal-Bodhgaya(13) Village/Mouza-Mora Mardana (2197) Thana No./Revenue Police Station No.- 411 Tawzi No. 4548/12438 Khata No. 59 (Old), 4 (New) | Agriculture Land/Shop | 1659.211 |
| 2 | | | Agriculture Land | 16834.92 |
| 3 | | | Agriculture Land | |
| 4 | | | Agriculture Land | |
| 5 | | | Agriculture Land | |
| 6 | | | Agriculture Land | |
| 7 | | | Agriculture Land | |
| 8 | | | Agriculture Land | |
| 9 | Katihar (17 Plots) | Sub-Division-Barsoi Tehsil/Anchal- Barsoi Village/Mouza-Abadpur (70), Pramanik Tola Authorization Order dated 26.02.2010 Khata No. 558 | Agriculture Land | 2549.52 |
| 10 | | | Agriculture Land | |
| 11 | | | Agriculture Land | |
| 12 | | | Agriculture Land | |
| 13 | | | Agriculture Land | |
| 14 | | | Agriculture Land | |
| 15 | | | Agriculture Land | |
| 16 | | | Agriculture Land | |
| 17 | | | Agriculture Land | |
| 18 | | | Agriculture Land | 1375.931 |
| 19 | | | Agriculture Land | |
| 20 | | | Agriculture Land | |
| 21 | | | Agriculture Land | |
| 22 | | | Agriculture Land | 1375.931 |
| 23 | | | Agriculture Land | |
| 24 | | | Agriculture Land | |
| 25 | | | Agriculture Land | 1659.211 |
| 26 | Khagaria (04 Plots) | Sub-Division-Khagaria Tehsil/Anchal-Khagaria P.S-Khagaria Mouza/Village-Hazipur Thana No. 267 | School/Temple /Cowshed/Garden | 1 Bigha 14 Kathas 17 Dhur |
| 27 | | | Pacca/Semi Pacca Building/Cowshed/Road | 11 Kathas 7 Dhur |
| 28 | | | Pacca/Semi Pacca Building/Cowshed/Road | 1 Bigha 14 Kathas 17 Dhur |
| 29 | | | Agriculture Land/Tinshed /Semi Pacca | 4 Bigha 5 Kathas 10 Dhur |

| | | | | |
|----|---------------------------|--|-------------|--|
| 30 | Muzaffarpur (07 Plots) | Sub-Division-Muzaffarpur East Pargana-Bisara Tehsil/Anchal-Mushari (001) P.S-Munsiffi Town Mohalla- Chandwara Mouza-KanholiVishundutt (1791) Thana No. 411 Ward No. 16 Mohalla-Chandwara Municipal Holding No. 236(Old), 301(New) | Residential | 510 (3 Kathas 3 ½ dhurs or .0510 Hect.) |
| 31 | | Sub-Division- Tehsil/Anchal- Mushari P.S-Kazi Muhammadpur Village-Chapra Lodi alias Maripur Mohalla-Maripur Thana No. 352 Municipal Ward No. 5 Khata No. 224 RSP No. 595 and 596 | Residential | 1 Bigha 5 Kathas 7 Dhur |
| 32 | Residential | | | |
| 33 | Residential | | | |
| 34 | Residential | | | |
| 35 | Residential | | | |
| 36 | | | Residential | |
| 37 | Patna (04 Plots) | Tehsil-Sadar GARHUA TOLA P.O-MAHENDRU P.S.Sultanganj Mohalla Darga Shah Arzani Ward No.50, Patna Municipal Corporation, Circle Name-Bankipur Circle, Pin-800006 | Residential | 3 Kattha (9.25 decimal) |
| 38 | | Ward No. 5 Circle No. 20 Mohalla-Kadamkuan, Jahaji Kothi Patna-800003 Part 1:- New holding Number- 161 | Residential | 17000 Sq.ft. for Holding No. 144 (Old) |
| 39 | | Ward No. 5 Circle No. 20 Mohalla-Kadamkuan, Jahaji Kothi Patna-800003 Part 2:- New holding Number- 165 | Residential | |
| 40 | | Tehsil/Anchal-Sadar P.S-Sultanganj P.O-Mahendra Mohalla-Buxaria Tola, Patna Municipal Corporation Circle No. 47, Ward No.14 (Old) Patna-800006 | Residential | 2 Katta 13 Dhur |

| | | | | | |
|----|--------------------------|--|------------------|--|--------|
| 41 | Samastipur (54 Plots) | State: Bihar(10) District: Samastipur (217) P.S-Samastipur Village: Kewas Nizamat | Agriculture Land | 0-0-18 (Bigha-Katha-Dhur) | |
| 42 | | | Agriculture Land | 0-3-13 | |
| 43 | | | Agriculture Land | 0-2-2 | |
| 44 | | | Agriculture Land | 0-0-05 | |
| 45 | | | Agriculture Land | 0-2-01 | |
| 46 | | | Agriculture Land | 0-0-14 | |
| 47 | | | Agriculture Land | 0-1-07 | |
| 48 | | | Agriculture Land | 0-2-06 | |
| 49 | | | Agriculture Land | 0-0-09 | |
| 50 | | | Agriculture Land | 0-2-01 | |
| 51 | | | Agriculture Land | 0-1-17 | |
| 52 | | | Agriculture Land | 0-1-07 | |
| 53 | | | Agriculture Land | 0-0-07 | |
| 54 | | | Agriculture Land | 0-0-11 | |
| 55 | | | Agriculture Land | 0-1-0 | |
| 56 | | | Agriculture Land | 0-1-06 | |
| 57 | | | Agriculture Land | 0-1-03 | |
| 58 | | | Agriculture Land | 0-0-15 | |
| 59 | | | Agriculture Land | 0-1-09 | |
| 60 | | | Agriculture Land | 0-1-07 | |
| 61 | | | Agriculture Land | 0-0-03 | |
| 62 | | | Agriculture Land | 0-1-07 | |
| 63 | | | Agriculture Land | 0-1-07 | |
| 64 | | | Agriculture Land | 0-0-16 | |
| 65 | | | Agriculture Land | 0-1-07 | |
| 66 | | | Agriculture Land | 0-1-07 | |
| 67 | | | Agriculture Land | 0-0-03 | |
| 68 | | | Agriculture Land | 0-0-15 | |
| 69 | | | Agriculture Land | 0-1-0, | |
| 70 | | | Agriculture Land | 0-0-15 | |
| 71 | | | Agriculture Land | 0-1-12 | |
| 72 | | | Agriculture Land | 0-0-02 | |
| 73 | | | Agriculture Land | 0-0-14 | |
| 74 | | | Agriculture Land | 0-1-17 | |
| 75 | | | Agriculture Land | 0-1-02 | |
| 76 | | | Agriculture Land | 0-1-06 | |
| 77 | | | Agriculture Land | 0-2-15 | |
| 78 | | | Agriculture Land | 0-1-17 | |
| 79 | | | Agriculture Land | 0-2-06 | |
| 80 | | | Agriculture Land | 0-1-03 | |
| 81 | | | Agriculture Land | 0-0-14 | |
| 82 | | | Agriculture Land | 0-0-09 | |
| 83 | | | Agriculture Land | 0-1-05 | |
| 84 | | | Agriculture Land | 0-1-0 | |
| 85 | | | Agriculture Land | 0-1-03 | |
| 86 | | | Agriculture Land | 0-1-01 | |
| 87 | | | Agriculture Land | 0-1-10 | |
| 88 | | | Agriculture Land | 0-0-09 | |
| 89 | | | Agriculture Land | 0-2-08 | |
| 90 | | | Agriculture Land | 0-0-06 | |
| 91 | | | Agriculture Land | 0-2-06 | |
| 92 | | | | Residential /Construction exists in one part | 0-1-12 |
| 93 | | | | Agriculture Land | |
| 94 | | | | Agriculture Land | |
