



# Punjab Government Gazette

## EXTRAORDINARY

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### GOVERNMENT OF PUNJAB

#### DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing -1 Branch)

#### NOTIFICATION

The 14th January, 2026

**No.H-U-11020/1/2025-5H1/I/1291369/2026.-** Whereas, the Government considers it necessary to encourage genuine buyers and to enhance transparency and fair competition in the conduct of e-auctions. These measures are also required in the larger public interest to strengthen public confidence in the auction process. Therefore, the Governor of Punjab, in exercise of the powers conferred under the relevant provisions of law and all other powers enabling him in this behalf, is pleased to amend the e-Auction Policy of the Department, as detailed below, namely: —

| Eligibility Fee |                                                                                                                                |                                                                                                           |                                          |             |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------|-------------|
| Clause          | Type of Property                                                                                                               | Existing provisions                                                                                       | Amendment                                |             |
| 3(i)            | For Multiplex Sites/Commercial Site/ Hospital Sites /Hotel Sites/ Nursing Home Sites/ Group Housing Sites /School Sites/Others | Up to 1 Acres- Rs. 25.00 lacs<br>From 1 Acre to 5 Acre- Rs. 2.00 Crore<br>5 Acre and more- Rs. 5.00 Crore | For reserve price up to Rs 5.00 Crores   | 0.10 Crores |
|                 |                                                                                                                                |                                                                                                           | For reserve price up to Rs 10.00 Crores  | 0.20 Crores |
|                 |                                                                                                                                |                                                                                                           | For reserve price up to Rs 25.00 Crores  | 0.50 Crores |
|                 |                                                                                                                                |                                                                                                           | For reserve price up to Rs 100.00 Crores | 1.00 Crores |
|                 |                                                                                                                                |                                                                                                           | For reserve price up to Rs 200.00 Crores | 2.00 Crores |

|  |  |  |                                           |              |
|--|--|--|-------------------------------------------|--------------|
|  |  |  | For reserve price up to Rs 500.00 Crores  | 5.00 Crores  |
|  |  |  | For reserve price up to Rs 1000.00 Crores | 10.00 Crores |
|  |  |  | For reserve price above Rs 1000.00 Crores | 20.00 Crores |

**For GMADA**

| Sr. No. | Type of Property                                     | Criteria                                              | Existing Eligibility Fee | Amendment in Eligibility Fee                            |
|---------|------------------------------------------------------|-------------------------------------------------------|--------------------------|---------------------------------------------------------|
| 3(ii)   | For SCO/SCF, SSS, Booths, etc. and Residential Plots | Up to reserve price of Rs. 1.00 Crore                 | Rs. 5.00 lakhs           | For reserve price of Rs. 1.00 Crores-5.00 Lakhs         |
|         |                                                      | For reserve price of Rs. 1.00 Crore to Rs. 5.00 Crore | Rs. 7.50 lakhs           | For reserve price more than Rs. 1.00 Crores-10.00 Lakhs |
|         |                                                      | For reserve price of more than Rs. 5.00 Crore         | Rs. 10.00 lakhs          |                                                         |

**Payment Plan after e-auction of plot/site****(For all Authorities)****1. Under the Head-For 25% payment of Cost of plot/sites sold through Auction**

| Clause | Existing provision                                                                                                                                                                                                               | Amendment                                                                                                                                                                                                                        |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| IV     | 15% of the total bid price shall be deposited within 7 days from the date of issuance of allotment letter.                                                                                                                       | 15% of the total bid price shall be deposited within 30 days from the date of issuance of allotment letter.                                                                                                                      |
| V      | The allottee shall be allowed permission to mortgage his plot/site after depositing the required 25% payment and 2% Cancer Cess in the allotment letter and he/she will not have to apply for permission to mortgage separately. | The allottee shall be allowed permission to mortgage his plot/site after depositing the required 10% payment and 2% Cancer Cess in the allotment letter and he/she will not have to apply for permission to mortgage separately. |

| <b>2. Under the Head- Payment of Balance 75% Payment</b> |                                                                                                                                                                         |                                                                                                                                    |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Clause</b>                                            | <b>Existing provision</b>                                                                                                                                               | <b>Amendment</b>                                                                                                                   |
| Option-1-<br>Payment with<br>15% Discount                | 50% payment- Within 90 days from the date of issuance of allotment letter                                                                                               | Authority/Chief Administrator of the concerned Authority is authorized to decide regarding payment Plan for auction of plot/sites. |
|                                                          | 10% payment- Within 30 days from the date of offer of possession                                                                                                        |                                                                                                                                    |
| Option-2                                                 | Balance 75% amount in 12 Quarterly instalments with first instalments falling due after 3 months from the date of issuance of Letter of intent along with 12% interest. |                                                                                                                                    |

The other terms and conditions of the E-auction policy shall remain intact.

Sd/-

**VIKAS GARG , I.A.S**

Principal Secretary, Govt. of Punjab,  
Department of Housing and Urban Development

Chandigarh  
The 14th January, 2026