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LEGISLATIVE SUPPLEMENT

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PART III
GOVERNMENT OF PUNJAB
DEPARTMENT OF LOCAL GOVERNMENT
(LOCAL GOVERNMENT- III BRANCH)
NOTIFICATION

The 30th January, 2026

No. G.S.R.8/P.A.8/2020/S.20/Amd.(7)/2026.- In exercise of the powers conferred by section 20 of the Punjab Management and Transfer of Municipal Properties Act, 2020 (Punjab Act No. 8 of 2020), and other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Management and Transfer of Municipal Properties Rules, 2021, namely :-

RULES

1. (1) These rules may be called the Punjab Management and Transfer of Municipal Properties (Amendment) Rules, 2026.
(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.
2. In the Punjab Management and Transfer of Municipal Properties Rules; 2021 (hereinafter referred to as the said rules), in rule 3, in sub-rule (1), after clause (b), the following clause shall be inserted, namely:-

“ (ba) “ Chunk Sites” means the sites or properties with successful bid price or allotment price of twenty crore rupees or above;’.”
3. In the said rules, in rule 16, for sub-rule (1), the following shall be substituted, namely :-

“ (1) The sale price for properties, other than Chunk Sites, shall be payable in the following manner, namely:-

 - (i) Twenty-five percent of the sale price of such property (after adjusting the amount of five percent of reserve price paid as earnest money) shall be payable within a period of forty-five days from the date of allotment. If the said amount is not paid within the total period of forty-five days from the date of allotment, the allotment shall be deemed to have been cancelled and the amount already deposited shall stand forfeited; and
 - (ii) The remaining amount of seventy-five percent shall be payable in three equal installments payable every forty-five days with simple interest at the rate of nine and a half percent per annum. The interest shall be payable after forty-five days from the date of allotment:

Provided that if any installment which is payable under this clause is not deposited within the stipulated time period, then, the same may be deposited with the subsequent installment or upto the date on which the last installment is payable subject to the payment of three percent as penalty on the said amount:

Provided further that if the entire sale price is not paid within the time period as stipulated in this clause, the allotment shall be deemed to have been cancelled and twenty-five percent of the sale price shall be forfeited:

Provided further that if the allottee makes lump sum payment of remaining amount of seventy-five percent within forty-five days from the date of allotment, then, in that case, five percent rebate on the balance principal amount (i.e. seventy-five percent) shall be given.

(1A) The sale price for Chunk Sites shall be payable in the following manner, namely :-

(i) Twenty-five percent of the sale price of such property (after adjusting the amount of five percent of reserve price paid as earnest money) shall be payable within a period of forty-five days from the date of allotment. If the said amount is not paid within the total period of forty-five days from the date of allotment, the allotment shall be deemed to have been cancelled and the amount already deposited shall stand forfeited; and

(ii) The remaining amount of seventy-five percent amount shall be payable in the following manner, namely:-

- (a) Option 1.- Remaining amount of seventy-five percent to be paid within one hundred twenty days from the date of allotment with a rebate of 7.50% on this remaining amount. In case the said remaining amount is not paid within this period of one hundred twenty days then the said rebate shall be given only on such amount which is paid within such period; or
- (b) Option 2 .- Remaining amount of seventy-five percent to be paid in eight half yearly installments alongwith 9.5% interest compounded annually with first installment falling due after six months from the date of allotment. In case of default, penalty @ 5.5% per annum shall be charged along with the said interest:

Provided that if the entire sale price is not paid within the time period as stipulated in this clause, the allotment shall be deemed to have been cancelled and the amount deposited towards the sale price shall be forfeited”.

(iii) In case any instalment or a part thereof is not paid by due date, the same may be paid within a grace period of one month in which Normal Scheme Interest at the rate of 9.5% per annum shall be charged and further the instalment or a part thereof may be paid within five months in which penalty @ 5.5% per annum shall be charged along with normal scheme Interest of 9.5% per annum compounded annually on the amount of instalment for the entire period of six months. In case any instalment or a part thereof is not paid even after the said period of six months, the process for the resumption of the site shall be initiated as per the provisions of these rules.

Sd/-
MANJIT SINGH BRAR, IAS,
Secretary to Government of Punjab,
Department of Local Government.