



# ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ-160062

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

1. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
2. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
3. ਮਿਲਖ ਅਫਸਰ(ਪਲਾਟਸ/ਹਾਊਸਿੰਗ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
4. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
5. ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
6. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।

ਨੰ: ਗਮਾਡਾ-ਪਾਲਿਸੀ/2025/1128458/2025(0-6)  
ਮਿਤੀ 24/9/2025

**ਵਿਸ਼ਾ:- Policy for allotment of SCO/Clustered SCOs at Aerocity, SAS Nagar through E-Auction.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ।

2.0 ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ(ਗਮਾਡਾ) ਏਰੀਆ ਅਧੀਨ ਆਉਂਦੇ ਐਰੋਸਿਟੀ ਵਿਖੇ ਪਲੈਨ ਕੀਤੀਆਂ ਗਈਆਂ Commercial Pockets 1 and Commercial Pockets 2 ਵਿਖੇ ਕਾਰਵਾਹਾਉਟ ਕੀਤੇ ਗਏ SCOs ਅਤੇ Clustered SCOs ਦੀ ਅਲਾਟਮੈਂਟ ਈ-ਆਕਸ਼ਨ ਰਾਹੀਂ ਕਰਨ ਲਈ ਨਿਰਧਾਰਿਤ ਕੀਤੀ ਗਈ ਈ-ਆਕਸ਼ਨ ਪਾਲਿਸੀ ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਦੀ ਸੂਚਨਾਂ ਅਤੇ ਅਗੇਲਰੀ ਕਾਰਵਾਈ ਲਈ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਇਹ ਪਾਲਿਸੀ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਜੀ ਦੀ ਪੂਰਵ ਪ੍ਰਵਾਨਗੀ ਨਾਲ ਜਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ

2 ਪ੍ਰਬੰਧਕ ਅਫਸਰ(ਪਾਲਿਸੀ)  
ਵਾ: 2/6 ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

ਸੀ.ਸੀ. ਨੰ. 1128458/2025(7-9) ਦਾ. 24/9/2025

1. PA/PSHUD ਨੂੰ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਲਈ।
2. ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ/ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਨੂੰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਲਈ।
3. PA/ACA(Policy) ਨੂੰ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਪਾਲਿਸੀ), ਪੁੱਡਾ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਲਈ।



## Policy for allotment of SCO/Clustered SCOs at Aerocity, SAS Nagar

### 1. Introduction:-

Aerocity is a 1000-acre, master-planned township in SAS Nagar (Mohali), Punjab, developed by the Greater Mohali Area Development Authority (GMADA) to offer planned residential plots, commercial establishments, and amenities to accommodate the growing population and urban expansion of the Chandigarh capital region. It is situated near International Airport and major employment hubs like Mohali's IT City, offering excellent connectivity and a developing infrastructure for a self-sustaining environment. Keeping with the pace of development of the area, GMADA is offering commercial SCOs of area 500 Sq. Yds. and Clustered SCOs of area 2000 Sq. Yds in 2 commercial pockets at Aerocity, SAS Nagar, to be allotted by way of e-auction only as per the following Policy:-

### 2. CLASSIFICATION OF PROPERTIES

The properties to be put to auction shall be classified into following types: -

- **SCO** - SCO Sites with area of 500 Sq. Yds and FAR =1:4.
- **Clustered SCOs** - 04 number SCO sites clubbed together to form a cluster with total area of 2000 Sq. Yds and FAR= 1:4. These sites can be sub-divided by the allottee / transferee into 02/03/04 smaller SCOs of area not less than 500 Sq. **These sites shall not be equated with Chunk Sites and shall be considered as single site.**

### 3. ELIGIBILITY FEE

The intending bidders are required to deposit refundable/adjustable eligibility fee mentioned in the advertisement, which shall be paid online in advance through e-auction portal and shall be fully refundable/adjustable. Eligibility fee shall be as follows:-

| Sr. No | Type of Property        | Minimum Eligibility Fee        |
|--------|-------------------------|--------------------------------|
| i      | • <b>SCO</b>            | Rs. 25.00 lakhs                |
| ii     | • <b>Clustered SCOs</b> | Rs. 100.00 lakhs (Rs. 1 Crore) |

### 4. DEPOSIT AT FALL OF HAMMER AMOUNT

The successful bidder will be required to pay: -

| Sr. No | Type of Property              | Fall of Hammer  |
|--------|-------------------------------|---|
| i      | <b>SCO and Clustered SCOs</b> | 10% (Ten percent) of Total Bid amount after adjusting eligibility fee paid online plus 2 per cent cancer cess <u>in lump sum</u> extra of Total Bid amount within maximum of 5 working days from the date of bid acceptance conveyed on SMS/E-mail. |



4.1 In case the bidder does not deposit the above-mentioned amount within the stipulated period then the eligibility fee shall stand forfeited and the bidder shall have no claim for refund.

**5. PAYMENT OF BALANCE AMOUNT AND DISCOUNT/REBATE:**

The balance **90% amount** shall be payable along with applicable interest as under: -

| Sr.No  | Type of Property  | Payment   |                        |                    |                    |  |  |  |
|--|---|---|------------------------|--------------------|--------------------|--|--|--|
| 5.1  | SCO and Clustered SCOs  | Allotment Letter of site will be issued within 30th day of the deposit of 10% of Bid amount plus 2% Cancer Cess. The successful bidder shall have to deposit further 15% of the total bid price (to complete 25%) within 07 working days from the date of issuance of Allotment Letter.   |                        |                    |                    |  |  |  |
| 5.2  | In case successful bidder does not deposit 15% amount within 07 working days from the date of issuance of Allotment Letter to complete 25% of the bid amount, then it shall be presumed that he has not accepted the Allotment and in that case the amount already deposited by him including Cancer Cess shall be forfeited and the applicant shall have no claim of refund in this regard.                          |   |                        |                    |                    |  |  |  |
| 5.3  | At the time of deposit of 15% amount with the Authority, the bidder/allottee shall be bound to deposit TDS separately with the Income Tax Department. The bidder/allottee can claim the credit of amount of TDS deposited with Income Tax Department by submitting a copy of challan and TDS return. The Authority will give credit to the bidder/allottee of the amount of TDS deposited in the next due instalment. |   |                        |                    |                    |  |  |  |
|  | For 75 % Payment  |   |                        |                    |                    |  |  |  |
| 5.4  | SCO   | <div>The balance 75% amount is payable either in lumpsum with 15% discount on the cost of site by depositing the balance amount in lump sum as per table below:</div> <table><tr><td>Amount to be deposited</td><td>Period for deposit</td></tr><tr><td>50% Balance amount</td><td>Within 90 days from the issuance of Allotment letter</td></tr><tr><td>10% Remaining amount (After 15% rebate on offer of possession)</td><td>Within 30 days from the offer of possession of plot.</td></tr></table> <div>If allottee fails to deposit this 10% amount within stipulated period of 30 days, then rebate shall be cancelled.</div> | Amount to be deposited | Period for deposit | 50% Balance amount | Within 90 days from the issuance of Allotment letter | 10% Remaining amount (After 15% rebate on offer of possession) | Within 30 days from the offer of possession of plot. |
| Amount to be deposited   | Period for deposit  |   |                        |                    |                    |  |  |  |
| 50% Balance amount   | Within 90 days from the issuance of Allotment letter  |   |                        |                    |                    |  |  |  |
| 10% Remaining amount (After 15% rebate on offer of possession) | Within 30 days from the offer of possession of plot.  |   |                        |                    |                    |  |  |  |



|            |   |  |
|------------|---|--|
|            |   | <p style="text-align: center;"><b>Or</b></p> <p>The balance 75% amount is payable in 12 Quarterly installment with first installment falling due after 3 months from the date of issuance of Allotment letter alongwith 12% interest.</p>  |
| <b>5.5</b> | In case any installment or a part thereof is not paid even after this said period, the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995 and 10% of consideration money, interest and other dues payable shall be forfeited. |  |
| <b>5.6</b> | <b>Clustered SCOs</b>   | <p>Balance 75% Payment is Payable in lump sum within 90 days from the date of issuance of Allotment Letter and 15% discount/rebate on the cost of plot/site shall be allowed on the lump sum payment. This period can be extended for 30 days (i.e. 90+30= 120 days) with payment of interest @12% on the due amount.</p> <p>Possession of the site shall be handed over to the allottee within 15 days from the deposit of full payment of the site.</p> <p>In case the full payment is not paid in the stipulated period, the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995 and 10% of consideration money, interest and other dues payable shall be forfeited.</p> |
| <b>5.7</b> | In case of lumpsum payment for both SCO and Clustered SCOs, rebate is only admissible, if full payment is received on stipulated period.  |  |

5.8 Promoters/developers with the default of more than two ( 02 ) instalments from scheduled date will not be allowed to participate in the E-Auction. If a defaulter promoter/ developer of more than two instalments participates and is successful in the E-Auction, he shall have to clear his instalments first, else his bid shall be rejected and eligibility fees deposited by him shall be forfeited.

#### **6. INTEREST RATES APPLICABLE ON BALANCE PAYMENTS AND PENALTY:**

| <b>Sr.No</b> | <b>Type of Property</b> |   |
|--------------|-------------------------|---|
| <b>i</b>     | <b>SCO</b>              | <p>Interest rate applicable on balance payment shall be 12 % p.a. compounded annually.</p> <p>In case of Installment payment plan, Penal Interest as detailed below shall be charged for the delay in depositing the installments:-</p> |



|  |  |   |                                   |
|--|--|---|-----------------------------------|
|  |  | If the delay is for the period up to one year   | Penalty @12+3% shall be Charged   |
|  |  | If the delay is for the period up to two years  | Penalty @12+4% shall be Charged . |
|  |  | If the delay is for the period more than two years.   | Penalty @12+5% shall be Charged   |
|  |  | In case any installment or a part thereof is not paid even after this said period, both in the case of draw and Auction, the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995 and 10% of consideration money, interest and other dues payable shall be forfeited. |                                   |

## 7. POSSESSION OF SITE

**7.1** The allottee shall be bound to take possession of the site within the period specified below, otherwise it shall be deemed to have been handed over to him on the due date:

|    |                       |   |
|----|-----------------------|---|
| i  | <b>SCO</b>            | Within 15 days of the deposit of 75% amount. However, possession of site shall not be delivered unless and until 75% amount of the price plus 2% Cancer Cess has been deposited by the allottee with the Authority. |
| ii | <b>Clustered SCOs</b> | Within 15 days of the deposit of full payment of the site.  |

7.1 No separate intimation for the date of possession shall be given and it shall be the duty of the allottee to obtain possession within the stipulated period.

## 8. GENERAL TERMS AND CONDITIONS

8.1 The bid shall be given in Rs. per. Sq.mtr

8.2 No one can bid on behalf of another person.

8.3 Minimum 02 bidders and 03 bids should be considered as a successful bid.

8.4 Joint Bidding for SCO / Clustered SCOs is allowed.

8.5 Bidder shall be allowed to participate in the E-Auction through DSC or OTP based verification or Aadhar based Authentication by following the procedure and guidelines prescribed by the Government regarding linking of Aadhar.

8.6 If the allotment of the plot/site is obtained by any mis-representation, suppression of material fact, wrong statement or fraud, allotment of the plot/site shall be cancelled and the possession of the plot/site shall be resumed by the Authority. The amount deposited by the allottees towards cost of plot shall be refunded after making deduction as per provisions of PRTPD Act, 1995.



- 8.7 Once the bid is placed, the Bidder shall not be permitted to withdraw or surrender his bid on any ground, and in case he does so, the eligibility fee deposited by him/her shall stand forfeited in full.
- 8.8 Chief Administrator, GMADA or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site from the auction without assigning any reason even if the bid is higher than the reserve price. The acceptance of the final bid by the Authorized Officer shall be subject to the approval by the Chief Administrator, GMADA.
- 8.9 In case the highest bid is not accepted by the Authorized Officer of the GMADA Authority due to any reason whatsoever, the eligibility fee shall be refunded in full within 7 days from the date of decision without any interest.
- 8.10 The ownership of site shall continue to vest in the name of GMADA until the entire consideration money together with interest and other dues, is paid in full by the bidder/allottee to the Authority.
- 8.11 On payment of the entire consideration money together with interest due to the Authority on account of the sale of the Site, the allottee shall have to execute the deed of conveyance in the prescribed form and in such manner as may be directed by the Concerned Estate Officer within 90 days of the payment of entire consideration money. The Conveyance Deed of the clustered SCOs can be done as single unit or according to the subdivided SCOs, at the time of execution of Deed of Conveyance.
- 8.12 (A) The allottee of SCO sites shall have right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the last instalment becomes due with prior permission of the Estate Officer, GMADA and on payment of such transfer fee as applicable. The entire area of the site shall be transferrable and the site shall not be transferrable in Parts. If the last instalment become due then the allottee has no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed on making full payment. Mortgage of the site may be permitted with the prior permission of officer authorized by the Authority, if the allottee takes permission to mortgage the site for making entire payment of the site to the Authority or for any other purpose if the entire payment of the site has already been received by the Authority.
- 8.12 (B) The allottee of Clustered SCOs site (whether subdivided or not) shall have no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the full payment of the site is made. The site or subdivided sites, shall be transferable after execution of Conveyance Deed and and with prior permission of the Estate Officer, GMADA, on payment of **1.00 lacs as** processing fee (alongwith GST as applicable). Mortgage of the site may be permitted with the prior permission of officer authorized by the Authority, if the allottee takes permission to mortgage the site for making entire payment of



the site to the Authority or for any other purpose if the entire payment of the site has already been received by the Authority.

- 8.13 If due to any circumstances/reasons beyond the control of the Authority, it is not possible to make the allotment of plot/site to the highest bidder, then entire amount deposited by the bidder towards the price of the plot/site shall be refunded to him within 6 months of the date of auction without any interest whatsoever. However, if the said amount is refunded after 6 months from the date of Auction, then interest @ 6% p.a. for the delay period beyond 6 months would be payable to the bidder.

## **9. FINANCIAL CONDITIONS**

- 9.1 In no case a bid less than the reserve price shall be accepted.
- 9.2 The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the Site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per bid price. The payment schedule for the payment of actual/allotted area shall be applicable on the payment of excess area. In case of reduction in area, the allotment price will be proportionately reduced as per the bid price and excess amount received from the bidder shall be adjusted or refunded.
- 9.3 Cancer Cess at the rate of 2 per cent shall be applicable extra on total bid price. GST on the rates notified by Government from time to time shall be charged extra.
- 9.4 All other applicable charges/fees promulgated by the Government or any Statutory Authority or Local Authority shall be over and above the bid price.
- 9.5 No interest will be payable by the Authority for any amount, whatsoever, deposited in advance by the allottee with the Authority.
- 9.6 All interest rates are on Compounded Annually basis.
- 9.7 The successful bidder/allottee shall be bound to abide by the provisions of Real Estate (Regulation and Development) Act, 2016 and rules/regulations framed there-under as amended from time to time.

## **10. APPLICABLE BUILDING BYE LAWS**

- 10.1 Punjab Urban Planning and Development Building Rules, 2021 as amended from time to time will be applicable on the properties sold by Authority. The allottee shall be allowed to undertake construction of the building only after getting the Building Plans approved from the Competent Authority.
- 10.2 In case of SCO/ Clustered SCO with ground plus three Storey, rates shall be inclusive of 25% extra amount at the general fixation of rates as per policy and if any additional Storey is allowed by the Government/ Authority in near future and then 25% extra per storey shall be charged on the total bid amount.



10.5(A) For SCO:- Fragmentation/Sub division/ change of land use of the site shall not be permitted.

10.5(B) For Clustered SCOs: sites can be sub-divided by the allottee / transferee into 02/03/04 smaller SCOs of area not less than 500 Sq. However processing fees of Rs. 1.00 Lakh with GST as applicable at the time sub division, shall be charged at each sub division.

10.6 It will be the responsibility of the allottee to obtain No Objection Certificate from the Fire Department under the provisions of relevant Acts, as are applicable.

## **11. USAGE AND PERIOD FOR CONSTRUCTION:**

11.1 Sites shall be used only for the purpose for which they are allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.

11.2 The Site is offered on " as is where is" basis and the Authority will not be responsible for levelling the site or removing the structures, if any thereon.

11.3(A) The allottee of SCO of area will have to construct the building within 3 years from the date of issuance of 1st allotment letter. This period can be extended by the Estate Officer, GMADA in the manner and on payment of such extension fee as is prescribed under the Rules. Construction of one storey or as per provisions made in existing Building Rules, shall be treated as partial construction for which Partial Occupation certificate can be obtained and in that case No Non Construction Charges shall be levied.

11.3 (B) The allottee of Clustered SCOs (Area more than 500 Sq Yds. and upto 2000 Sq. Yds, whether subdivided or not) will have to construct the building within 5 years from the date of issuance of 1st allotment letter. This period can be extended by the Concerned Estate Officer in the manner and on payment of such extension fee as is prescribed under the Rules. Construction of two storey or as per provisions made in existing Building Rules, shall be treated as partial construction for which Partial Occupation certificate can be obtained and in that case No Non Construction Charges shall be levied.

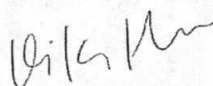
11.4 Before occupying the building the allottee/transferee will be required to obtain completion/ occupation certificate from the Concerned Estate Officer.

11.5 Authority through its officers and representatives may at reasonable times and in reasonable manner after giving 24 (twenty-four) hours notice in writing, enter in any part of the site/ building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under prevalent rules, acts and regulations as amended from time to time.

11.6 The display of advertisement on the walls of the site or at site or on the structures erected thereon in whatsoever manner shall be subject to orders and other instructions as may be issued by the competent authority from time to time.



- 11.7 Authority shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.
- 11.8 In case of breach of any condition (s) of allotment or of Rules, or of Regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed as per provisions of the Punjab Regional and Town Planning and Development Act, 1995 and in that case 10% of the total price plus interest and other dues till that date, shall be forfeited.
- 11.9 All disputes and/or differences, which may arise in any manner touching or concerning this allotment shall be referred to an independent Arbitrator to be appointed by the Chief Administrator of Concerned Urban Development Authority. Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015 and the allottee shall be liable to share the fee of the Arbitrator.

  
Addl. Chief Administrator (Policy)  
PUDA, SAS Nagar.