

In 16 months, Panchkula moots 162% hike in MDC collector rates

Sukhbir Siwach
Chandigarh, March 31

THE PANCHKULA administration has proposed a steep hike in collector rates for Mansa Devi Complex (MDC)'s sectors 4, 5 and 6, amounting to 162 per cent compared to charges fixed 16 months ago in December 2024. At that time, the rates stood at ₹66,000 per square metre, which were revised to ₹99,000 in August 2025.

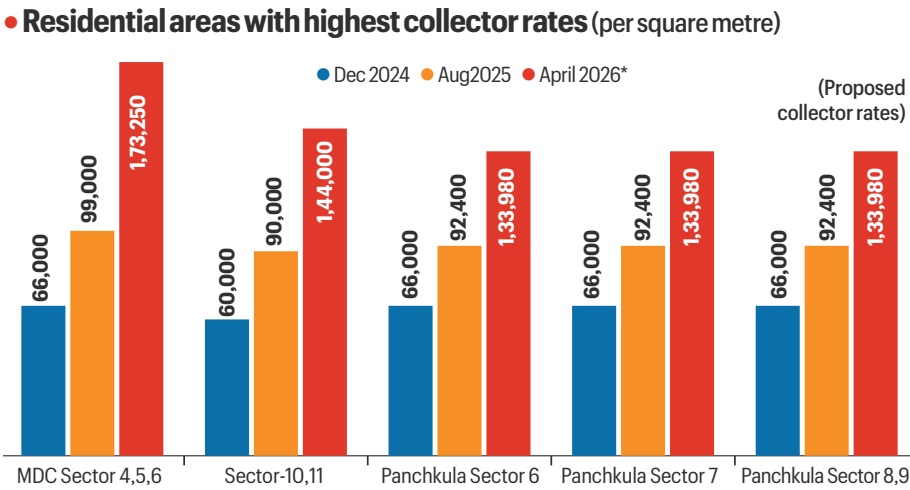
Now the administration has proposed a further increase to ₹1,73,250 per square metre. If approved, the new rates will take effect from April 1 this year.

Similarly, sectors 10 and 11 of Panchkula are expected to see a 140 per cent hike compared to December 2024. The collector rates there were ₹60,000 per square metre, raised to ₹90,000 in August 2025, and are now proposed at ₹1,44,000 per square metre.

Panchkula Property Dealers' Association chairman Sunil Sahni noted that several areas have seen sharp increases in a short span. He explained that many localities have witnessed hikes of up to 75 per cent within just eight months. "Collector rates in sectors 6, 7, 8 and 9, as well as MDC's sectors 2, 4 and 5, along with a few other residential and commercial areas, have been proposed to rise by 75 per cent. In some pockets, however, the proposed increase is only around 15 per cent," Sahni said.

A senior officer said that the

Property dealers' body raises objections, says 'this excessive increase is not relevant to the present market scenario'



move is necessary to narrow the gap between collector rates and actual market values of both residential and commercial properties. Government sources said the proposed rates were determined based on recent real estate transactions in the respective areas, though this process has also led to anomalies in some places.

However, Sunil Sahni said: "In August 2025, the collector rates in Panchkula were increased up to 50 per cent and now another up to 75 per cent hike has been proposed. In a span of just eight months, the real estate market has not in-

creased by 125 per cent here. This move will hit the buyers who wish to buy properties in the urban areas while it will benefit the private builders who are developing new colonies outside the main city."

Opposing the steep hike, Sahni argued that annual collector rate revisions should not exceed 5-10 per cent. He added, "Currently, the real estate market is already facing uncertainty due to the international developments." He also expressed resentment over the limited time given to file objections, noting: "Earlier, we used to get time of nearly one month

to file objections but in August 2025 and this time, the administration has given us effectively time of just one day to file objections if the holidays are excluded."

The Panchkula Property Dealers' Association has lodged formal objections against the proposed hike for 2026-2027. In a letter to the deputy commissioner, association president Rajesh Dhanda wrote: "This sudden and excessive increase is not relevant to the present market scenario. In fact, market sentiment has already weakened and prices have softened due to ongoing uncer-

tainties. Such a sharp hike will adversely affect the property business in Panchkula and discourage genuine buyers. Investors are already diverting towards Punjab due to the previous increase, and another steep revision will accelerate this trend."

Dhanda also demanded a minimum of 30 days' notice before implementation, so that ongoing deals and agreements can be completed without hardship to the public.

The last revision, effective August 1, 2025, had raised collector rates between 10 and 50 per cent across urban and rural areas. Prior to that, rates were revised on December 1, 2024, after being postponed earlier that year due to Lok Sabha and Assembly elections. In August 2025, Chief Minister Nayab Singh Saini told the Assembly that the state had been divided into 2.46 lakh segments to determine collector rates, with increases of only 10 per cent in nearly 72 per cent of those segments. Saini had explained: "This entire process is based on a data-driven and rational formula, under which the top 50 per cent of property registries in each segment were analysed. In areas where the registry value was 200 per cent higher than the collector rate, the maximum increase applied was 50 per cent. Despite this adjustment, collector rates in most areas still remain significantly below actual market prices."

END-OF-FINANCIAL YEAR LIQUOR SALE

They came looking for discount at vends, but got disappointment — & bouncers — instead



Rush for liquor in Sector 8, Chandigarh, on Tuesday. EXPRESS

Express News Service
Chandigarh, March 31

WITH THE new excise policy set to roll out from April 1, liquor vends across the city saw a surge in customers on Monday, as many city residents turned up expecting end-of-financial year discounts and to stock up in advance.

While heavy footfall was reported at several outlets, the usual last-day price cuts remained largely absent. Unlike previous years, most vend operators refrained from offering official discounts, leaving many buyers disappointed.

Naveen Sharma, said, "I came to buy liquor at a vend, thinking the prices would be very less, but there is hardly any discount. There is no relaxation in price, rather the liquor is sold at similar prices."

Another Sector 33 resident, Saurabh Sharma, said, "None of the liquor vends offered any discounts. I went to a couple of the vends in the city. Only on buying a 12-bottle box, a little discount was offered."

A liquor contractor said that operators who have secured vends for the upcoming policy

“I came to buy liquor at a vend, thinking the prices would be very less, but there is hardly any discount. There is no relaxation in price, rather the liquor is sold at similar prices”

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period chose not to slash prices, whereas some others with unsold inventory offered informal rebates to clear their remaining stock.

The rush led vendors to deploy bouncers at multiple locations to manage crowds and avoid disorder.

Under the new excise regime, 94 liquor vends will operate in Chandigarh. Three vends, which remain unallotted, are likely to be put up for auction next week. The administration has already crossed Rs 500 crore in revenue from this year's auction of liquor licences.

UT officials said the policy is aimed at streamlining operations while maintaining revenue levels. Among the highlights, the vend at Palsora village attracted the highest bid at Rs 16.71 crore, driven in part by its proximity to Mohali.

The policy also brings changes to service norms for hospitality establishments. A-category hotels will be allowed to serve liquor round the clock, while B- and C-category hotels can opt for 24-hour service by paying an annual licence fee of Rs 30 lakh.

Bars, meanwhile, will operate from 11 am to 1 am, with last orders at midnight. Establishments can extend service till 3 am on payment of an additional ₹8 lakh, though final orders in such cases will close at 2 am.

The quota for country liquor, IMFL and IFL remains unchanged, keeping the policy revenue-neutral compared to 2025-26. The administration has also reintroduced the L-10B licence, allowing liquor sales through organised department stores, a move aimed at improving accessibility for consumers, including women and senior citizens.



Preity Zinta, co-owner of Punjab Kings, and cheerleaders during an IPL match at the stadium in New Chandigarh on Tuesday. KAMLESHWAR SINGH



Bike-borne assailants attack delivery worker at Kharar, loot Rs 7,000

Express News Service
Mohali, March 31

IN AN incident of daylight robbery, a gas cylinder delivery worker was reportedly attacked and looted by two unidentified assailants in Kharar's Khuni Majra area. The accused, riding a motorcycle, assaulted the victim with a sharp-edged weapon and fled with Rs 7,000 in cash. Police have registered a case and launched a manhunt to trace the suspects.

According to information, the victim, Vikas Kumar (35), originally from Rampur Moti village in Meerut district of Uttar Pradesh, is currently residing in Khuni Majra, Kharar, where he works as a gas cylinder delivery agent for an Indian company.

In his complaint to the police, Vikas stated that on March 26 at around 2 pm, he had gone to deliver cylinders at Global City, Sector 124, carrying a vehicle loaded with 36 cylinders. After completing the delivery, he parked his vehicle by the roadside while returning and stopped to have his meal.

During this time, two young boys arrived on a motorcycle and approached him, initiating a conversation regarding cylinder booking. Vikas helped one

of them download a mobile app, after which both men left the spot.

However, a short while later, when Vikas attempted to start his vehicle, the same two individuals returned. They immediately opened the vehicle door and took away the keys. One of the accused then forcibly snatched Rs 7,000 — cash collected from cylinder payments — from his pocket.

When Vikas resisted, the assailants attacked him with a sharp-edged weapon, striking him on the head and leaving him injured. After committing the crime, both accused fled the scene.

Passersby rushed to his aid and shifted him to a nearby hospital, where he was admitted for treatment. After regaining consciousness, he recorded his statement with the police.

Based on the complaint, Sadar Kharar police station has registered a case against unidentified persons under charges of robbery, wrongful restraint, and assault.

"CCTV footage from the surrounding area is being examined, and efforts are underway to identify and arrest the accused at the earliest," a police official said.

Arora back as MC Chief Engineer; additional charge withdrawn from Ojha

The beleaguered officer was removed after allegations were levelled against him

Express News Service
Chandigarh, March 31

SANJAY ARORA has been reappointed as the Chief Engineer of the Municipal Corporation (MC), Chandigarh.

The decision was communicated on Tuesday, nearly six months after he was removed from the post on October 24, 2025, following con-

troversies and complaints against him.

The UT Administration had earlier invited applications for a regular appointment to the post, with around 12 officers from different states applying. However, no consensus could be reached on any candidate. Eventually, the administration decided to repose faith in Arora and handed him the charge

once again.

With this move, the additional charge of MC Chief Engineer held by UT Chief Engineer C B Ojha has been withdrawn.

Ojha's availability had been a point of concern, with councillors frequently raising questions during House meetings, as he was handling dual responsibilities. A schedule had

also been fixed to ensure his presence in MC matters.

Arora's earlier removal had come after several allegations were levelled against him. Councillors from the rulingside had lodged complaints with UT Administrator Gulab Chand Kataria, following which his extension was denied and he was relieved from the post.

Sources said there had also

been dissatisfaction over delays in execution of certain projects. Some BJP councillors, considered close to the then Mayor, had reportedly raised complaints against him.

The Mani Majra housing project was another flashpoint during his previous tenure. There were concerns within the civic body over alleged leakage of project-related information to opposition members. The Architecture Department had also flagged issues, and Arora reportedly had differences with

then Mayor Harpreet Kaur Babla over several projects.

The Mani Majra project, considered a "dream project" of the former Mayor, could not be passed in the House amid strong opposition. After Arora's removal, opposition councillors had strongly objected to the decision.

His reappointment has now sparked fresh discussions in administrative and political circles, especially since he was denied extension just months ago.

Clash at Quami Insaf Morcha site:

Woman alleges assault, sexual abuse

Chandigarh: The Chandigarh Police has registered cases against several Nihangs following two separate complaints of assault and alleged molestation during a clash at the Quami Insaf Morcha site near the Mataur barrier on the Sector 51/52

dividing road on Monday.

In the first complaint, a 49-year-old woman from Ludhiana alleged that a Nihang, identified as Sandeep Singh, assaulted and molested her around 10.30 am.

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Tel:-0161-2888181, 2888182

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE/IMMOVABLE PROPERTY/IES

STATUTORY 15/30 DAYS SALE NOTICE TO GENERAL PUBLIC UNDER

RULE 8(6) & 9(1) READ WITH RULE 6 & 9 OF THE SECURITY INTEREST(ENFORCEMENT) RULES 2002 of SARFAESI ACT 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described movable/immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession (Whichever is applicable) of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

The Sale will be done through E-Auction platform provided at the Website <https://BAANKNET.com> on 05.05.2026 from 11.00 AM to 04:00 PM

Date of Inspection of Properties is 02.04.2026 to 04.05.2026 from 10:00 AM to 5:00 PM

SUBMISSION OF EMD AND ONLINE DOCUMENTS VERIFICATION ON PORTAL <https://BAANKNET.com> MUST BE DONE BEFORE THE DATE OF AUCTION

M/s PSB Alliance Pvt Ltd, Mumbai. Portal Help Desk No. +91 82912 20220, E-Mail ID: support.BAANKNET@psballiance.com, Availability: 09.00 AM to 05:00 PM on all working stays for guidance on Auction process, Registration status, Technical assistance....etc

SCHEDULE OF THE SECURED ASSETS

Sr. No.	PROPERTY/IES ID		DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED/OWNER'S NAME (MORTGAGERS OF PROPERTY/IES)	A) Dt. of Demand Notice u/s 13(2) of SARFAESI Act, 2002	Reserve Price	Details of the encumbrances known to the secured creditors		
				EMD				
	Name of Dealing Officer	Contact No.		B) Outstanding Amount as on	BID INCREASE AMOUNT			
	Account Name and Addresses			C) Possession Date u/s 13(4) of SARFAESI Act 2002				
1.	PUNBKULWINDER		EQM of plot cum Residential house measuring 9 K-11M comprised in Khewat No. 162, 224, 226, Khatauni No. 199, 303, 306 Kharsa No. 29/1,3,11,30/14,15,16/1, 17, 30/5/2, 6,7,8,9,13, 30/12 situated in the revenue estate of village Bonker Dogra, Hadbast No. 109, Tehsil & District Ludhiana in the name of Smt. Rameek Kaur W/o Sh. Kulwinder Singh, Mortgagor/Guarantor vide vakila no. 6129 dated 11.06.1998 Kaur W/o Sh. Kulwinder Singh (Guarantor/ Mortgagor) Vill Bonkar Dogra PO Ladawal, Tehsil & Dist Ludhiana, Punjab 141008	15.02.2013	Rs. 3,30,00,000/-	Note: As per sale deed no 6129 dt 11.06.1998, No bidders are mentioned. The IP is undemarcated and the successful auction purchaser will have to get the demarcation done at his cost and responsibilities.		
	RAVINDER SINGH	87250 01727		Rs. 74,21,963.00 with interest charged upto 31.03.2010 and further interest w.e.f. 01.04.2010 plus other applicable charges, less recovery if any, until payment in full	Rs. 33,00,000/-			
				20.05.2013	Rs. 1,00,000/-			
				Symbolic Possession				
Terms and conditions: 1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 02. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 03. The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 04. The Sale will be done by the undersigned through e-auction platform provided at the Website https://BAANKNET.com on 05.05.2026 at 11:00 AM to 04:00 PM. For detailed terms and conditions of the sale, please refer https://BAANKNET.com . 5. Over and above reserve price, Minimum One Bid Amount is Mandatory. Outstanding Charges/bill for electricity , house tax etc shall be borne by auction purchaser.								
STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002								
DATE : 31.03.2026			PLACE : LUDHIANA		Authorized Officer - Punjab National Bank (Secured Creditor)			









Chandigarh