'Steepest appreciation': Chandigarh residential property prices double in five years

Small, medium and large plots— all witness sharp escalation in prices

Hina Rohtaki
Chandigarh, July 9

CHANDIGARH'S RESIDENTIAL property market has witnessed a sharp price escalation in the last few years, with auction data showing that plots of comparable size now fetch two to three times the prices seen in 2019. The appreciation is evident across small, medium and large residential plots auctioned by the Chandigarh Administration.

An analysis by *The Indian Express* of five years of auction data revealed that in January-February 2019, a 528.125-square-yard plot in Sector 40 was auctioned for Rs 4.54 crore, while another plot of the same size in Sector 40-B fetched Rs 4.01 crore in November 2019. In February-March 2022, such-sized plot in Sector 40-B sold for Rs 6.50 crore, reflecting an increase of up to 62 per cent.

A similar trend is evident in plots of around 250 square yards. In 2019, 251-253.5-square-yard residential plots in Sectors 37, 38 and 40 attracted bids ranging between Rs 2 crore and Rs 3.11 crore. By 2022, 252-253-square-yard plots in Sector 40 were selling for Rs 4.31 crore - an increase of about 115 per cent.

• Housing prices gone through the roof

Plot size	Sector	2019 value	2022/2025/ 2026 value	Increase
528 sq yd	Sec 40-Sec 40B	4.01 cr-4.54 cr	6.5 cr (2022)	up to 62%
1,014 sq yd	Sec 33-Sec 33C	Rs 15.30 cr	Rs 33.42 cr (2025)	118.4%
251-253 sq yd	Sec 40	Rs 2 cr-Rs 3.1 cr	Rs 4.31 cr (2026)	up to 115%

The appreciation is also evident in large 1,014-square-yard plots. In November 2019, a plot in Sector 33 sold for Rs 15.30 crore, whereas in September 2025, a plot of the same size in Sector 33-C fetched Rs 33.41 crore, more than doubling in value.

Even 125-130-square-yard plots have recorded substantial gains. Such plots sold for around Rs 1.7-1.8 crore in 2019, while 126-132-square-yard plots auctioned in 2025 fetched Rs 3.93-4.47 crore, indicating appreciation across all plot categories.

Limited land, sustained demand

The auction figures indicated that Chandigarh's limited land availability and sustained demand for residential property have pushed prices steadily upwards, with buyers continuing to bid aggressively despite rising reserve prices.

"Chandigarh has witnessed a substantial increase in residential property prices over the last five years. With limited supply and strong demand, buyers are willing to pay a premium for well-located plots, which is clearly reflected in recent auction results. Moreover, Chandigarh has always been the sought-after city to buy a house and settle down because of its beautiful planning and architecture. It is also closer to the hills," Kamaljit Singh Panchhi, president, Chandigarh Property Consultants Association, said.

Another noticeable trend is that, while reserve prices have increased over the years, the gap between reserve prices and final bids has remained significant for premium residential properties.

In several auctions, bidders have offered crores of rupees above the reserve price, reflecting intense competition for Chandigarh's limited freehold residential plots.

The auction data also indicated that demand has remained resilient despite rising property values.

From smaller 126-square-yard plots to premium one-kanal and above residential sites, buyers have continued to participate aggressively, with many properties fetching two to five times the prices recorded for comparable plot sizes five to six years ago.

Real estate experts attribute the sustained appreciation to Chandigarh's constrained land supply, well-developed infrastructure and consistently high demand for residential properties in established sectors. With very few new residential plots entering the market through government auctions, every auction has become a closely watched event, often resulting in record bids for prime locations.

"This is perhaps the steepest appreciation Chandigarh's residential property market has witnessed in recent decades. Earlier, prices used to rise gradually, but over the last five years the pace has accelerated significantly, driven by the scarcity of freehold land and strong demand," Panchhi said.

"In my over three decades in Chandigarh's real estate market, I have not seen such a sharp appreciation in residential property prices within such a short span. The last five years have been exceptional, with prices of similar-sized plots increasing two to five times because of limited supply and sustained demand."

Hours of showers expose Mohali's drainage woes again

Key roads inundated, sewer overflow seen at Old Ambala Chowk; several parks turn into pools after prolonged rainfall

SCENES OF CHAOS: A resident shows a waterlogged road and a car struggles to pass through an inundated road in Mohali on Thursday. JASBIR MALHI

Express News Service
Mohali, July 9

SEVERAL HOURS of rain on Thursday once again exposed Mohali's fragile drainage infrastructure, with widespread waterlogging reported across major roads, residential areas and public parks, causing inconvenience to commuters and residents.

Poor drainage led to rainwater accumulating on several arterial roads, with many stretches remaining submerged for hours after the downpour. Commuters struggled to navigate waterlogged roads, while several streets resembled ponds.

However, timely drainage helped avert major flooding at Gurdwara Singh Shaheedan, Sohana towards the Sector 70-Kumbra light point, and in Phases 1, 3B2, 4, 5 and 11.

Despite this, water accumulated in several lanes of Phase 5 due to inadequate drainage, while a clogged road drain near the Canal House in Sector 70 caused water to accumulate on the road.

At Old Ambala Chowk, overflowing sewer lines mixed with rainwater, leaving dirty water flowing onto the carriageway.

The heavy rain also left many of Mohali's prominent parks waterlogged, affecting morning and evening walkers.

Walking tracks at Mango Park (Phase 3), Bougainvillaea Park (Phase 4), Rose Garden (Phase 3B1), Silvy Park and City Park remained submerged for hours.

Nature Park also witnessed severe waterlogging due to poor drainage, while several neighbourhood parks across residential areas were inundated.

Major roads submerged

Water remained stagnant along the Shopping Street from the PTL lights to the Phase 3 and Phase 5 light points, disrupting traffic movement.

The worst-affected stretches included the area outside the BSNL Exchange and Bal Bhavan gate, where pedestrians faced difficulty crossing the road.

Waterlogging was also reported from Sector 70 (Matour), Kumbra-Balongi Road and the main Sector 70 road. Several market parking areas remained flooded due to inadequate drainage.

Similar scenes were witnessed on Airport Road, particularly near TDI, where roads were submerged. Heavy waterlogging was also reported near Sunny Enclave on the Kharar-Landran Road, once again highlighting persistent drainage deficiencies in the rapidly expanding urban region.

Fresh rain alert for Chandigarh, heavy rains likely in next 48 hrs

Visitors during rain at Sukhna Lake in Chandigarh on Thursday. KAMLESHWAR SINGH

Express News Service
Chandigarh, July 9

THE INDIA Meteorological Department (IMD) has issued a fresh alert of continued widespread rainfall activity across the region, with heavy rain expected over Punjab and heavy to very heavy rainfall likely at isolated places in Haryana during the next two days.

According to the Meteorological Centre, Chandigarh, the southwest monsoon has now covered the entire country, completing its advance on July 9 — just a day later than the normal date. The prevailing monsoon trough, coupled with a western disturbance over north Pakistan and adjoining areas, is expected to keep weather conditions favourable for rain across Punjab, Haryana and Chandigarh.

The IMD has forecast light to moderate rain at most places in Haryana and Chandigarh over the next 24 hours, with rainfall continuing over the following days. For Chandigarh, heavy rainfall of 7 cm or more is likely at isolated places on July 9 and again on July 11.

In Punjab, light to moderate rain is expected till July 12, while isolated areas in the northern and eastern parts may receive heavy rainfall between July 9 and July 13.

For Haryana, the department has warned of heavy to very heavy rainfall exceeding 12 cm at isolated locations in the northeastern districts during the next 24 hours, with heavy rain likely to continue in northern and eastern parts till July 13.

The weather department has cautioned that intense rainfall could lead to waterlogging in low-lying areas, temporary closure of underpasses, traffic congestion, disruption of civic services such as water and electricity supply, and a rise in water levels of rivers and seasonal streams. Farmers have been advised to avoid irrigation, fertiliser and pesticide application during the rain spell and ensure proper drainage of fields. Residents have also been urged to avoid waterlogged areas, weak structures and water bodies, and to exercise caution while driving during heavy rain and thunderstorms.

3 Chandigarh IPS officers transferred, one IPS, two from DANIPS posted to UT

Chandigarh: The Union Ministry of Home Affairs (MHA) on Thursday ordered a reshuffle of AGMUT cadre officers, transferring three IPS officers and two DANIPS officers out of Chandigarh while posting one IPS officer and two DANIPS officers to the Union Territory (UT).

Among the IPS officers transferred from Chandigarh are SP (City and Headquarters) Manjeet Sheoran, who has been posted to Delhi; SP (Operations and Cyber) Geetanjali Khandelwal, also transferred to Delhi, and SP (City) K M Priyanka, who has been posted to Jammu and Kashmir.

Under the same orders, 2014-batch IPS officer Rajesh Kumar Sharma, who was serving in Jammu and Kashmir, has been posted to Chandigarh.

The reshuffle also affects the DANIPS cadre. DSP Vikas Sheokhand, who headed the Cyber Cell and also held the additional charge of the Operations Cell, has been transferred from Chandigarh to Delhi. DSP A Venkatesh, posted in the Vigilance Department, has also been shifted to Delhi. Replacing them are DANIPS officers Patil Swagat Rajkumar (2018 batch) and Satendra Mohan Meena (2025 batch), both transferred from Delhi to Chandigarh. ENS

'Women staff made to clean men's toilet': Sanitation workers strike in Mohali

Express News Service
Mohali, July 9

SANITATION WORKERS managed by Sulabh International for the maintenance of public toilets and bathrooms at various parking facilities in Mohali have been on strike for the past three to four days amid heavy rainfall disrupting civic services.

The workers have raised concerns over working conditions, alleging that women employees are still being assigned to clean men's washrooms. The key demands include payment of wages as per DC rates, coverage under the Employees' State Insurance (ESI) and Employees' Provident Fund (EPF) schemes, allowances on par with sanitation workers employed by other municipal corporations and councils, and the supply of essential cleaning materials, including jaggery, oil, soap and other items provided to regular sanitation workers.

"Women are still being asked to clean men's washrooms. When women lock the washrooms to clean them, men often enter the women's washrooms instead. This is completely unfair and compromises our dignity and safety," a protester alleged.

The workers also claimed they receive only Rs 10,000 per month, which they said is insufficient to meet basic living expenses.

Regarding the issue of female workers cleaning men's washrooms, the officials said the matter had already been taken up. "The issue was brought to our notice, following which a proposal was approved to recruit two additional workers for two shifts. Women will clean women's washrooms, while male workers will be assigned to men's washrooms. Necessary instructions have already been issued," they said.

Municipal Corporation Commissioner Sandeep Singh said the civic body had forwarded a proposal in its House meeting for the recruitment of additional staff.

"A resolution has been sent to facilitate the recruitment of more workers, while the remaining demands are being examined in accordance with the law," the Commissioner said.

The protesters have also alleged that the MChad locked its main gates, preventing female protesters from accessing washrooms inside the civic body's premises.

CWC Logistics Driving Progress

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End Date: 22.07.2026 at 23:59 Hrs

Advertisement No CWC/I-Engagement/Young Professional/2026/01

Central Warehousing Corporation, a Navratna, Central Public Sector Undertaking under the administrative control of Ministry of Consumer Affairs, Food and Public Distribution, providing scientific storage facilities for agricultural inputs, produce and other notified commodities besides providing logistics infrastructure like CFSs/ICDs, Land Custom Stations, Air Cargo Complexes etc. for import-export cargo, invites online application from eligible candidates for **six (06) positions of Young Professionals** in various specializations as detailed below:

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Please visit CWC's Website (**www.cewacor.nic.in**) for detailed information regarding eligibility criteria including qualification and experience, selection process, general conditions etc. Eligible candidates have to apply online through CWC's Website **www.cewacor.nic.in**. The last date to apply online is **22.07.2026 at 23:59 Hrs.** No other mode of application shall be accepted.

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Advt. No. 03/Director, RFRI, Jorhat, Assam/2026-ICFRE

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Applications are invited for filling up the post of Director, Rain Forest Research Institute, Jorhat, Assam in the pay scale at Level-15 of 7th CPC Pay Matrix on deputation basis at Indian Council of Forestry Research and Education, Dehradun

उपरोक्त पद हेतु इच्छुक अभ्यर्थी भा0वा0अ0शि0प0 की वेबसाइट http://www.icfre.org में दिये गये विस्तृत विज्ञापन के अनुसार आवेदन कर सकते है। आवेदन प्राप्त करने की अन्तिम तिथि 24.08.2026 है।

The interested candidates may apply for the above said post as per detailed advertisement available at ICFRE website http://www.icfre.org. The last date of receipt of applications is 24.08.2026

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES

DETAIL OF THE ENCUMBRANCES KNOWN TO THE SECURED CREDITORS: NOT KNOWN

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) 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 immovable property/ies mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession 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 property/ies.

SCHEDULE OF SALE OF THE SECURED ASSETS

Sr. No.	Name of Branch / Name of Account / Name & addresses of the Borrower/Guarantors	Name of Owner(s) / Mortgagors of Property(ies)	a) Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002 b) Outstanding Amount c) Possession Date u/s 13(2) of SARFAESI ACT 2002 d) Nature of Possession Symbolic/ Physical/Constructive
1.	B/o: Bhagal (124900), **M/s Krisansh Faucets 1. M/s Krisansh Faucets, (Through its Proprietor),** Near Parshuram Chowk, Kaithal Road, Cheeka-136034. **2. Sh. Keshav Mangla (Sole Proprietor)** S/o Sh. Hukam Chand, Plot No.107, Anaz Mandi, Ward No.6, Cheeka-136034. **3. Smt. Sonia Devi (Guarantor & Co-Borrower)** W/o Sh. Hukam Chand, Plot No.107, Anaz Mandi, Ward No.6, Cheeka-136034 .	Smt. Sonia Devi	a) 13-01-2026. b) Rs. 2,16,50,607.27 (Rs. Two Crore Sixteen Lakhs Fifty Thousand Six Hundred Seven & Paise Twenty Seven Only) plus future interest & other charges w.e.f. 31-12-2025. c) Date of 13(4): 27-03-2026. d) Symbolic Possession.
2.	B/o: Bhagal (124900), **Sh. Hukam Chand & Smt. Sonia Devi** W/o Sh. Hukam Chand. **1. Sh. Hukam Chand (Borrower)** S/o Sh. Krishan Chand, Plot No.107, Anaz Mandi, Ward No.6, Cheeka-136034 **2. Smt. Sonia Devi (Guarantor & Co-Borrower)** W/o Sh. Hukam Chand, Plot No.107, Anaz Mandi, Ward No.6, Cheeka-136034.	Smt. Sonia Devi	a) 06-02-2026. b) Rs. 28,31,304/- (Rs. Twenty Eight Lakhs Thirty One Thousand Three Hundred Four Only) plus future interest & other charges w.e.f. 18-01.2026. c) Date of 13(4): 21-05-2026. d) Symbolic Possession.
3.	B/o: Bhagal (124900), **Sh. Hukam Chand, Smt. Sonia Devi** W/o Sh. Hukam Chand & **Sh. Keshav Mangla** S/o Sh. Hukam Chand. **1. Sh. Hukam Chand (Borrower)** S/o Sh. Krishan Chand, Plot No.107, Anaz Mandi, Ward No.6, Cheeka-136034. **2. Smt. Sonia Devi (Guarantor & Co-Borrower)** W/o Sh. Hukam Chand, Plot No.107, Anaz Mandi, Ward No.6, Cheeka-136034. **3. Sh. Keshav Mangla (Guarantor & Co-Borrower)** S/o Sh. Hukam Chand, Plot No.107, Anaz Mandi, Ward No.6, Cheeka-136034.	Smt. Sonia Devi	a) 06-02-2026. b) Rs. 19,64,818.26 (Rs. Nineteen Lakhs Sixty Four Thousand Eight Hundred Eighteen & Paise Twenty Six Only) plus future interest & other charges w.e.f. 18-01.2026. c) Date of 13(4): 21-05-2026. d) Symbolic Possession.

DESCRIPTION OF PROPERTY SECURED IN ABOVE THREE ACCOUNTS i.e. Sr. No. 1,2 & 3	Reserve Price / Earnest Money Deposit (EMD) / Bid Increase Amount	Date and Time of E-Auction
House bearing old property ID no. 14C103U158 and now new property ID no. 6KVFGB34 owner Smt Sonia Devi W/o Shri Hukum Chand area measuring 200 Sq. yards at waka Shakti Nagar, Gali No.2, Near Valmiki Mandir, Cinema Road Cheeka within the Municipal limits of M.C. Cheeka, Tehsil Guhla, Distt. Kaithal registered vide sale deed no 8239 dated 21.10.2021 and bounded as under: Bounded as under: **North:** Property of Sant Ram, **South:** Property of Pavneet, **East:** Property of Saroj Rani, **West:** Street (Road) **Bank property ID: PUNB124900KRISANSH.**	Rs. 1,07,40,000/- Rs. 10,74,000/- Rs. 1,07,400/-	02-09-2026 11:00 AM to 04:00 P.M.

TERMS AND CONDITIONS OF E-AUCTION SALE : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
1. The properties are being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".**
2. 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.
3. The auction sale will be "online through e-auction" portal **https://baanknet.com.**
4. For detailed term and conditions of the sale, please refer **https://baanknet.com.**
(5) Failure to pay initial 25%: Rule 9(3) of the Security (Enforcement) Rules 2002 mandates that the purchaser shall immediately le. on same day of auction or not later than next working day, pay a deposit of 25% of bid amount, which is inclusive of earnest money deposited (EMD) and in default of such deposit, EMD amount will be forfeited without any notice and property will be sold again.
6. Failure to pay remaining 75%: Rule 9(5) of the Security (Enforcement) Rules 2002 mandates that the in default of payment within prescribed period, the deposited amount ie. 25% of bid amount will be forfeited and defaulting purchaser will forfeit all claim to property or to any part of the sum for which it may be subsequently sold and deposited 25% of the bid amount will be forfeited without any notice.
7. For detailed term and conditions of the sale, please refer **support.baanknet@psballiance.com +91 82912 20220 & www.pnbindia.bank.in or contact our Officer, Mob. No. 89505 78508 or email at : bo1249@pnb.bank.in**
Note:- Interested participants can visit our office for any clarification pertaining to the above mentioned assets on any Working Day before the E-Auction Between 11:00 A.M. to 04:00 P.M.
NOTE : It is further notified that the property described in the Schedule above constitutes a common secured asset mortgaged in favour of Punjab National Bank as security for the credit facilities availed under the loan accounts of M/s Krisansh Faucet, Sh. Hukam Chand & Smt. Sonia Devi, and Sh. Hukam Chand, Smt. Sonia Devi & Sh. Keshav Mangla. Since the said immovable property is a common security for all the aforesaid loan accounts, the Authorized Officer has issued this consolidated E-Auction Sale Notice for realization of the secured debt outstanding in the respective loan accounts, notwithstanding that SARFAESI proceedings were initiated on different dates in the said loan accounts.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The Borrower/ Guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e auction , failing which the property will be auctioned / sold and balance dues, if any be recovered with interest and cost.

Dated : 09.07.2026 **Place: Cheeka** **Authorised Officer, Punjab National Bank**