

Government of Punjab
Department of Housing and Urban Development
(Housing-II Branch)

Notification

Dated: November, 2017

No.18/46/2009-SHg2/ In view of various difficulties being faced by the promoters regarding de-hypothecation of hypothecated/mortgaged property and due to lack of any policy on this issue, the Governor of Punjab is pleased to notify the following policy for mortgage/hypothecation and demortgage/dehypothecation of hypothecated/ mortgaged property:-

1. In cases of mortgage/hypothecation of property:- Property to be mortgaged at 75% of the collector rates only as per the old procedure.
2. At the time of de-mortgaging of mortgaged property:- If promoter makes payment of some dues, partial de-mortgaging of property in lieu of paid EDC, Licence Fee, Road Cess and other dues may be done at the request of promoter as under:-
 - i) During the Financial Year 2017-18, if promoter submits a request for partial release/demortgage of property equivalent to the value of paid EDC and other dues, out of property already mortgaged with the Development Authority, then, it may be released/demortgaged at the rate at which it was mortgaged by the promoter.
 - ii) From the Financial Year 2018-19 onwards, mortgaged property may be partially released/demortgaged on account of paid EDC and other dues only if the mortgaged property is found surplus after afresh valuation of the mortgaged property at the time of demortgage.
3. While calculating the value of property to be mortgaged or de-mortgaged, no consideration be given on F.A.R. additionally purchased by the promoter.
4. In case promoter wants to change property already hypothecated in favour of the Development Authority with the new property and in new cases of hypothecation/mortgage of property then;
 - i) Prior approval of the Competent Authority shall be taken by the promoter for the mortgage/change of mortgaged property. Besides, promoter will also give an undertaking that new property, which is being hypothecated in favour of the Development Authority, has neither been

allotted/sold to anybody nor will it be allotted/sold to anybody during the time it remains mortgaged in favour of the Development Authority and same is free from any litigation/encumbrances.

- ii) Promoter will also get marked the lien of new property in favour of the Development Authority on the lay-out plans alongwith Revenue Records.
- iii) In cases of partial replacement of property already mortgaged with the Development Authority, then, apart from the provisions of 4(i) & (ii) above, afresh valuation of property mortgaged with the Development Authority at the time of replacement would be considered before replacement of mortgaged property.

Place: Chandigarh

Vini Mahajan, IAS

Dated: 31-10-2017


Additional Chief Secretary to Government of Punjab

Department of Housing and Urban Development

Endst. No. 18/46/2009-5hg2/

Dated:

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Ordinary) and 50 copies thereof may be supplied to this Department for official use.


Special Secretary