

**PUNJAB VIDHAN SABHA**

**BILL NO. 7-PLA-2024**

**THE PUNJAB APARTMENT AND PROPERTY REGULATION  
(AMENDMENT) BILL, 2024**

(Bill as passed by the Punjab Vidhan Sabha)

The following Bill was passed by the Punjab Vidhan Sabha:-

**A**

**BILL**

further to amend the Punjab Apartment and Property Regulation Act, 1995.

BE it enacted by the Legislature of the State of Punjab in the Seventy-fifth year of the Republic of India as follows:-

1. (1) This Act may be called the Punjab Apartment and Property Regulation (Amendment) Act, 2024.

Short title and commencement.

(2) It shall come into force on and with effect from the date of its publication in the Official Gazette.

2. In the Punjab Apartment and Property Regulation Act, 1995 (hereinafter referred to as the principal Act), in section 20, after sub-section (4), the following Sub-Section shall be added, namely:-

Amendment in section 20 of Punjab Act 14 of 1995.

"(5) Notwithstanding anything contained in this Act or in any other law of the State of Punjab for the time being in force, any person who upto the 31st day of July, 2024, for an area upto five hundred square yard situated in an unauthorized colony, has entered into a power of attorney, agreement to sell on stamp paper, or any other such document as the State Government may by notification specify, shall be entitled to get registration of such an area executed before a Registrar or Sub-Registrar or Joint Sub-Registrar and this exemption of getting such an area registered shall be available upto such date as may be notified by the State Government in this behalf. No Objection Certificate (NOC) from the concerned

development authority of the Department of Housing and Urban Development or the concerned local urban body of the Department of Local Government shall not be required for such registration. Intimation of each such document of Sale shall be given by the Registrar or Sub- Registrar or Joint Sub-Registrar to the concerned development authority of the Department of Housing and Urban Development or the concerned local body of the Department of Local Government, as the case may be:

Provided that the Registrar or Sub-Registrar or Joint Sub-Registrar shall register subsequent sale deeds in respect of such property, if it has not been divided, even after the date of exemption, as notified hereinabove, has passed under intimation to the aforementioned concerned authorities or local bodies:

Provided further that the provisions of sub-sections (1), (2) and (3) of this section shall not be applicable on such plot(s) of such individual(s) who have got their plots registered before a Registrar or Sub-Registrar or Joint Sub-Registrar under this sub-section.”

Amendment in section 36 of Punjab Act 14 of 1995.

3. In the Principal Act, in section 36, for sub-section (1) the following sub-section shall be substituted, namely:-

“(1) Any person or promoter or his agent registered under this Act, and any other promoter, who, without reasonable cause, fails to comply with or contravenes the provisions of Section 5 shall, on conviction, be punished with imprisonment for a minimum term of five years which may extend to ten years and with minimum fine of rupees twenty-five lac, which may extend to rupees five crores.”

**CHANDIGARH:**  
**THE 16<sup>th</sup> SEPTEMBER, 2024**

**RAM LOK KHATANA,**  
**SECRETARY.**