

LOCATION PLAN

EXISTING 22' WIDE REVENUE ROAD WIDEN TO 35' WIDE

P-116	P-115
P-117	P-114
P-118	P-113
P-119	P-112
P-120	P-111
P-121	
P-122	
P-123	
P-124	

LAYOUT PLAN

Competent Authority  
Cum-Regional Deputy Director,  
Local Govt. Patiala

LAYOUT technically  
examined & approved

Senior Town Planner  
Patiala Region  
Department of Local Government  
Punjab

Executive Officer  
Municipal Council  
Kharar

Colony	"MODERN VALLEY"-RESIDENTIAL		
Village	KHANPUR(183)	Tehsil	KHARAR
Distt.	S.A.S. NAGAR	State	PUNJAB

AREA UNDER COLONY	30670.22	Sq.yds.	OR	6.337	ACRES
SALEABLE AREA	19504.54	Sq.yds.		63.6	%
NON-SALEABLE AREA	11165.68	Sq.yds.		36.41	%

Sold & Unsold Plotting Detail (Saleable Area)

SOLD OUT PLOTS					
S.No	Plot No	No Of Plots	Size of Plot Width Length (Sq.Yds.)	Total Area	
1	305,306,384,385,402,406,393,394	11	27.5 48.5	1680.14	
2	441-452	12	23 40	1226.67	
3	453-464	12	23 57	1746	
4	465-470,473-477	11	27.75 48.5	1644.96	
5	353-357	5	26.08 65	941.78	
6	383, 395	2	33.5 48.5	361.06	
7	409, 440	2	24.5 48.5	264.06	
8	112-114, 117,118, 120, 122, 123	8	25 50	1111.12	
9	115, 116	2	18.5 50	205.56	
Total Sold out Area		65		9133.35	

VACANT/UNSOLD PLOTS					
S.No	Plot No	No Of Plots	Size of Plot Width Length (Sq.Yds.)	Total Area	
1	358-364,386-392,397-401	20	27.5 48.5	2963.88	
2	367-382	16	26.5 48.5	2284.88	
3	410-439	30	23 48.5	3718.34	
4	471, 472	2	27.75 48.5	299.09	
5	396, 408	2	33.5 48.5	361.06	
6	111, 119, 121, 124	4	25 50	555.56	
Total unsold Residential Area		74		10182.83	
				52.21	

6	B-352/1-S	5	10.75 26.08	155.76	
7	B-352/S	1	11.25 26.08	32.6	
Total unsold Commercial Area		6		188.36	
				0.97	

TOTAL UNSOLD AREA		80		10371.19	
				53.18	

Grand Total Of Sold & Unsold Plots (Saleable area)			19504.54	SQ.YDS.	63.6
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STP Area Detail

Area Left For STP	48.5	43.25	233.069	0.76	
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Water Works Area Detail

Area Left For Water works	30	30	100	0.33	
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Park Detail

Area Left For Park	97	98	1056.22		
	67	30	223.333		
TOTAL			1279.56	4.17198	

Elec. Sub Station Area detail

SUB STATION	0	0	0	0	
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Any Other Public Amenity Detail

Area Left For Any Other Public Amenity			0	0	
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Area covered under Roads/streets

TOTAL AREA UNDER ROADS			9553.06	31.1477	
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APPLICANT: M/S GURPREET DEVELOPERS & PROMOTERS PVT.LTD.

DECLARATION: I HEREBY DECLARE THAT ALL ABOVE INFORMATION MENTIONED HAS BEEN PROVIDED BY ME AND IS TRUE & CORRECT. THIS COLONY DOES NOT VIOLATE ANY OF THE CLAUSE AS MENTIONED IN PAR-4 OF THE REGULATION POLICY.

IMPORTANT NOTE: Revenue and plots sold information is as per site information provided by applicant, need to be verified. Architect did not take responsibility of the same.

Municipal Engineer  
Municipal Council  
Kharar

Prominent Designs  
Er. Abhishek Rai Bhatt  
Structure Engineers | Architects | Surveyor  
Estimators | Turnkey Project Contractor  
STAMP & SIGNATURE

PROMINENT DESIGNS  
S.C.O.10, FRIENDS MARKET, KHARAR.  
90411-26089, 76966-02327  
ARCHITECTS, ENGINEERS, PLANNERS



**REGULARIZED UNAUTHORIZED COLONY CERTIFICATE**  
**PROVISIONAL CERTIFICATE**

From

Competent Authority,  
Cum-Deputy Director,  
Local Government, Patiala.

To

Sh. Darshan Singh & Sh. Surat Singh Ss/o Sh. Piara Singh,  
R/o Village Khanpur, Tehsil Kharar, Distt. SAS Nagar  
(Agreement No. D 865712, D 865713 & D 865714, D 865715)

Through

M/s Gurpreet Developers & Promoters Pvt. Ltd.,  
VPO Baltana, Tehsil Derabassi,  
Distt. SAS Nagar (Pb)

No.ATP-DDLG-19/

Date :

With reference to your offline application no. 37 dated 06.02.2019 for the Provisional Regularization of the colony, particular of which are given below is hereby issued the provisional regularization certificate under section 4 of "The Punjab Laws (special provision) Act 2014" vide notification no.12/01/2017-5HG2/1806 of Dated 18/10/2018.

1.	Name of the Promoter(s)/ Individual(s), company, Firm	M/s Gurpreet Developers & Promoters Pvt. Ltd., VPO Baltana, Tehsil Derabassi, Distt. SAS Nagar (Pb)
2.	Fathers Name (in Case of individuals)	-
3.	Name of Colony(if any)	Modern Valley
4.	Location (village With H.B.no.)	Village Khanpur, Kharar, H.B.no.183
5.	Total area of colony in Square yards (Acre)	30670.22 (6.337 Acres)
6.	Total Salable Area in Square Yards (Acre)	19504.54 (4.030 Acres)
7.	Area under common purpose Square Yards (Acre)	11165.68 (2.307 Acres)
8.	Sold Area Square Yards (Acre)	9133.35 (1.887 Acres)
9.	Saleable area still with the promoter Square Yards (Acre)	10371.19 (2.143 Acres)
10.	No. of plots saleable as per layout plan	139 Residential Plots 6 Commercial Plots
11.	Khasra Nos.	as per Annexure-A
12.	Type of colony(Resi/Comm/Ind)	Residential-cum-Commercial
13.	Year of establishment of colony	Before 31.03.2013
14.	Detail of Plot Sold	as per Annexure-B

Detail of land sold through sale deed/Agreement to sell by the promoter.

As per Annexure B attached.

15.	Saleable area with % age	19504.54 Sq. Yards - 63.6%
	a) No. of saleable Resi. plots	139 - (19504.54 Sq.Yards)-63.0%
	b) No. of commercial plots	6-(188.36 Sq. Yards)-0.6%
16.	Area under Public purpose with %	11165.68 Sq. Yards - 36.4%

	age	
17.	Public facilities provides in the colony. if any a) Parks/open spaces. b) Water Works c) STP	1279.56 Sq. Yards (4.17%) 100.00 Sq. Yards (0.33%) 233.069 Sq. Yards (0.76%)
18.	Area under roads with % age	9553.06 Sq. Yards (31.14%)
19.	width of approach road	35'
20.	width of internal road (maintain range of width i.e. 35' etc)	35'
21.	Mode of payment received	EMI's
22.	Demand Draft/Cash/MC Receipt	
23.	Fees/charges received	Rs.71,68,757/- paid by Colonizer as per EO, MC, Kharar Letter No. 940 dated 02.08.2019
24.	In case of payment by	
25.	Name of Drawer Bank	

D.A/Approved layout

	<u>Total Fees</u>
Total Area	30670.22 Sq. Yards. (6.337 Acres)
Residential Area	30340.86 Sq. Yards (6.269 Acres)
Commercial Area	329.36 Sq. Yards (0.068 Acres)

	<u>PF Charges</u>	
PF (Comm)	= 0.068 x 3000000	= Rs. 2,04,000/-
PF (Residential)	= 6.269 x 225000	= Rs.14,10,525/-
Total (Comm.+Resi)		Rs.16,14,525/-
5% UDC (1614525 x 5%)	=	Rs. 80,726/-
Total PF	=	Rs.16,95,251/-
PF Paid		Rs.16,95,251/-

	<u>CLU Charges</u>	
CLU (Comm)	= 0.068 x 1875000	= Rs. 1,27,500/-
CLU (Residential)	= 6.269 x 375000	= Rs.23,50,875/-
Total (Comm.+Resi)		Rs.24,78,375/-
5% UDC (2478375 x 5%)	=	Rs. 1,23,919/-
Total CLU	=	Rs.26,02,294/-
CLU Paid		Rs. 26,02,294/-

	<u>EDC Charges</u>	
EDC (Comm)	= 0.068 x 5625000	= Rs. 3,82,500/-
EDC (Residential)	= 6.269 x 2250000	= Rs.1,41,05,250/-
Total (Comm.+Resi)		Rs.1,44,87,750/-
5% UDC (14487750 x 5%)	=	Rs. 7,24,388/-
Total EDC	=	Rs.1,52,12,138/-
15% of EDC	=	Rs.22,81,821/-
EDC Paid	=	Rs.22,85,922/-
Balance	=	Rs.1,29,26,216/-

	<u>SIF</u>	
SIF (1695251+2602294+15212138)= 1,95,09,683 x 3%	=	Rs.5,85,290/-
SIF Paid	=	Rs. 5,85,290/-

The balance amount of EDC amounting to Rs.1,29,26,216/- be paid in 10 equated bi-annual installments along with 10% compound interest as under. The due date of installment shall be reckoned after six months from the date of issue of this provisional certificate:-



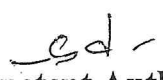
Sr. no	Due Date of Payment	No. of installment of EDC	Amount of EDC Principal	Interest @ 10%	Total Payment
1,	2.	3.	4	5.	6.
1.		Ist	1292622	646311	1938933
2.		IIInd	1292622	581680	1874302
3.		IIIInd	1292622	517049	1809671
4		IVth	1292622	452418	1745040
5.		Vth	1292622	387786	1680408
6		VIth	1292622	323155	1615777
7.		VIIth	1292621	258524	1551145
8.		VIIIth	1292621	193893	1486514
9.		IXth	1292621	129262	1421883
10.		Xth	1292621	64631	1357252
	Total		12926216	3554709	16480925

Note:

- 1) No separate notice shall be issued for the payment of installments.
- 2) EO, MC, Kharar vide his letter no. 940 dated 02.08.2019 had informed to this office that 100% of PF/UDC, CLU/UDC, SIF & 15% of EDC/UDC (Total Amount Rs.71,68,757/-) had been deposited by the colonizer. Consequent of miscalculation if any additional amount is worked out as recoverable at any stage applicant shall be liable to pay the same within 15 days from the issue of demand notice deposit the same.
- 3) If any of the conditions of the policy of the government found violated the Regularization Certificate granted shall liable to be cancelled.
- 4) This Regularization Certificate is granted subject to the decision C.W.P. no. 4018 of 2012 (Gurdeep kaur vs state of punjab & others) pending in the Hon'ble High Court.
- 5) That if subsequently any defect is found in ownership. Any other documents or any encroachment will found, owner/developer shall be liable for the same.
- 6) This provisional certificate for regularization is valid for one year from the date of issue of this certificate. The colonizer is bound to be paid full and final payment as well as the colonizer is bound to submit registered sale deeds of these sale agreements/power of attorney within one year from the date issuance of this provisional regularization certificate.
- 7) Condition for regularization of colony, (i) The area under roads, open spaces, parks and other utilities shall be transferred in the name of the Residents Welfare Association of the colony, if there is no registered Residents Welfare Association then the area under roads, open spaces, parks and other utilities shall be transferred in the name of the concerned urban development/local authority as the case may be which will ultimately be transferred to the name of residents Welfare Association when formed. The maintainance of these areas shall be the responsibility of the Residents welfare Association or developer till the time Residents Welfare Association come in operation.  
(ii) The concerned urban development authority/urban local body/gram panchayat shall not be responsible to maintain common areas.
- 8) The colonies which will be regularized under this policy shall have to get them self registered under the Real Estate (Regulation and Development) Act, 2016 (Central Act of 2016) with the Real Estate Regulatory Authority, if applicable.
- 9) The Building Plan of the Colony will be sanctioned by the MC, Kharar as per Building Bye-Laws.

- 10) Pursuant to regularization, the colony may be classified as a 'Regularized Unauthorized Colony'. In no case will such colony be called a Punjab Urban Planning and Development Authority approved colony.


This certificate is issued on the basis of the documents produce by the applicant. In case the information provided by the applicant is found false/ incorrect at any stage, the compounding of the offence shall stand withdrawn penal action against the applicant shall be initiated.

  
Competent Authority-cum-  
Deputy Director,  
Local Government, Patiala.

Endst. No. ATP-DDLG-19/ 178

Date 09/08/2019


A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar with the direction a seperate account shall be maintained for each colony and the funds collected by regularization of colonies/plots/buildings falling in that colony will be utilized for providing basic servies and External Development to the residents of that colony only and if any discrepancy is noticed in this case the same will be informed to this office immediately.

  
Competent Authority-cum-  
Deputy Director,  
Local Government, Patiala.

Endst. No. ATP-DDLG-19/

 Date 

A copy of the above is forwarded to the RERA, Punjab for information and necessary action.

  
Competent Authority-cum-  
Deputy Director,  
Local Government, Patiala.

Endst. No. ATP-DDLG-19/

Date

A copy of the above is forwarded to the Chief Town Planner, Local Government, Punjab, Chandigarh for information and necessary action.

  
Competent Authority-cum-  
Deputy Director,  
Local Government, Patiala.