

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

From

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

To

- 1 Sh. Sudershan Kumar Verma S/o Sh. Ramji Dass,  
R/o #303, Shivalik City, Landran Road. Kharar  
(Letter of Consent No. AM 470661)
- 2 Smt. Isha Jain W/o Sh. Vikram Jain,  
R/o House No. 431, Sector-37-A, Chandigarh.  
(Letter of Consent No. AM 470663)
- 3 M/s H.R. Trading Company,  
Office at Sante Majra, Tehsil Kharar, Distt. SAS Nagar  
(Letter of Consent No. AM 470669)

Through

M/s Maa Mansa Builders and Promoters.  
Office: SCF No. 20, First Floor, Shivalik City, Sector-127,  
Santemajra, Tehsil Kharar, Distt. SAS Nagar.

No. SA5-DDLG-2021/

Date :

With reference to your offline application no. 05 dated 19-03-2021 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, as per the recommendation and decision taken in Video Conference meeting of committee on dated 26.03.2021 (name of following) constituted by Govt. as under in the chairmanship of undersigned:-

Sr. No.	Name of the Committee Member	Designation
1	Sh. Sangeet Kumar, Executive Officer	Member (Convener)
2	Smt. Amarpreet Kaur, Senior Town Planner	Member
3	Sh. Rajinder Rai, Superintendent Engineer (Patiala Region)	Member
4	Sh. Jaswinder Singh, Tehsildar	Member
5	Sh. Yashpal Rai, Fire Officer	Member

1.	Name of the Promoter(s)/ Individual(s).company, Firm	1 Sh. Sudershan Kumar Verma S/o Sh. Ramji Dass, R/o #303, Shivalik City, Landran Road, Kharar 2 Smt. Isha Jain W/o Sh. Vikram Jain, R/o House No. 431, Sector-37-A, Chandigarh. 3 M/s H.R. Trading Company, Office at Sante Majra, Tehsil Kharar, Distt. SAS Nagar Through M/s Maa Mansa Builders and Promoters, Office: SCF No. 20, First Floor, Shivalik City, Sector-127, Santemajra, Tehsil Kharar, Distt. SAS Nagar.
2.	Fathers Name (in Case of individuals)	-
3.	Name of Colony(if any)	Aster City
4.	Location (village With H.B.no.)	Vill. Santemajra, H.B.no.186, Kharar, Distt. SAS Nagar
5.	Total Area under Colony in Square yards	15276.00 Sq. Yards (3.1562 Acres)

6.	Area under Road Widening	196.00 Sq. Yards
7.	Net Area under Colony after Road widening in Sq. Yards (Acres)	15080.00 Sq. Yards (3.116 Acres)
8.	Total Salable Area in Square Yards (Acre)	8788.67 Sq. Yards (1.816 Acres)
9.	Area under common purpose Square Yards (Acre)	6291.33 Sq. Yards (1.30 Acre)
10.	Sold Area Square Yards (Acre)	1274.15 Sq. Yards (0.263 Acre)
11.	Saleable area still with the promoter Square Yards (Acre)	7514.52 Sq. Yards (1.553 Acre)
12.	No. of plots saleable as per layout plan	62 Residential Plots
13.	Khasra Nos.	13//1/1/1(0-3), 14//5(0-4), 13//1/2(3-4), 13//2/1(2-14), 13//1/1/2(2-13), 13//10/2/1(4-0), 13//10/2/2(2-0), 14//6/1(0-12), 14//6/3/2(1-10), 13//11/1(3-9), 14//6/2/1(3-0), 14//6/3/1/1(0-12), 14//6/3/1/2(0-1.5), 14//7/1/2/3(0-10.5), 14//27(0-11), 14//6/2/2(0-1) Total Area under Colony 25 Kanal 5 Marla. As per Kabja report of Tehsildar, Kharar vide letter no. 552/RC dated 12.04.2021
14.	Type of colony(Resi/Comm/Ind)	Residential Colony
15.	Year of establishment of colony	Before 19-03-2018
16.	Detail of Plots Sold	as per Annexure-B
17.	Category of Colony as per Policy dated 18.10.2018	7(a)

Detail of land sold through sale deed/Agreement to sell by the promoter.  
As per Annexure B attached.

18.	Saleable area with % age a) No. of saleable Resi. plots b) No. of commercial plots c) No. of plots under any other saleable use.	58.28% - (8788.67 Sq. Yards) 62 - -
17.	Area under Public purpose with % age	41.72% (6291.33 Sq. Yards)
18.	Public facilities provides in the colony. if any a) Open Space/Park. b) STP c) Water works/TubeWell d) Green/Physical Buffer	812.22 Sq. yards (5.39%) 151.00 Sq. Yards (1.00%) 100.00 Sq. Yards (0.66%) 110.00 Sq. Yards (0.73%)
19.	Area under roads with %age	5118.11 Sq Yards (33.94%)
20.	Width of approach road	Existing 82'-6" (200' after road widening as per Master Plan)
21.	width of internal road (maintain range of width i.e. 30'- 35' etc)	30'-35'
22.	Mode of payment received	Installments
23.	Demand Draft/Cash/MC Receipt	1. MC Receipt No. MP/1503/2019-20/001428 dated 31-10-2019 2. MC Receipt No. MP/1503/2020-21/014114 dated 04-03-2021 3. MC Receipt No. MP/1503/2020-21/014115 dated 04-03-2021 4. MC Receipt No. MP/1503/2021-22/015140 dated 01-04-2021 5. MC Receipt No. MP/1503/2021-22/015534 dated 09-04-2021 6. 1503/2021-22/015665 dated 15.04.21 7. MC Receipt No. MP/1503/2021-22/016546 dated 04-05-2021
24.	Fees/charges received	Rs. 1,00,000/-



		Rs. 10,00,000/- Rs. 27,00,000/- Rs. 15,00,000/- Rs. 12,81,450/- Rs. 30,00,000/- <u>Rs. 1,00,500/-</u> Rs. 96,81,950/-
25.	In case of payment by	-
26.	Name of Drawer Bank	-

D.A/Approved layout

Total Area (Residential) 15276 Sq. Yards (3.1562 Acres)

**PF Charges**

PF (Residential) = 3.1562 x 225000 =Rs.7,10,145/-

PF Paid =Rs.7,10,145/-

**CLU Charges**

CLU (Residential) = 3.1562 x 600000 =Rs.18,93,720/-

CLU Paid =Rs.18,93,720/-

**EDC Charges**

EDC (Residential) = 3.1562 x 2250000 = Rs.71,01,450/-

15% of EDC = Rs.10,65,218/-

EDC Paid = Rs.65,92,819/-

Balace EDC Amount = Rs.5,08,631/-

**UDC**

UDC@5% (710145+1893720+7101450)=97.05,315 x 5% = Rs.4,85,266/-

UDC Paid = Rs.4,85,266/-

The balance amount of EDC amounting to Rs.5,08,631/- 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	50864	25432	76296
2.		IIInd	50863	22889	73752
3.		IIIInd	50863	20345	71208
4.		IVth	50863	17802	68665
5.		Vth	50863	15259	66122
6.		VIth	50863	12716	63579
7.		VIIth	50863	10173	61036
8.		VIIIth	50863	7630	58493
9.		IXth	50863	5087	55950
10.		Xth	50863	2543	53406
	Total		508631	139876	648507

Note:

- 1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer. Municipal Council, Kharar vide letter no. 683 dated 13-05-2021 had informed to this office that Rs.96,81,950/- (Rupees Ninety Six Lakhs Eighty One

Thousand Nine Hundred Fifty Only) 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) 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.
- 8) The concerned urban development authority/urban local body/gram panchayat shall not be responsible to maintain common areas.
- 9) 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.
- 10) The Building Plan of the Colony will be sanctioned by the MC, Kharar as per Building Bye-Laws.
- 11) 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.

-Sd/-

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

Date 20/05/2024

Endst. No. SA5-DDLG-2021/ 70

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. You are also directed to recover the entire balance amount (i.e. installments) as mentioned in above schedule from the concerned applicant from time to time at your own level.

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

Endst. No. SA5-DDLG-2021/

Date

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

-Sd/-

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

Endst. No. SA5-DDLG-2021/

Date

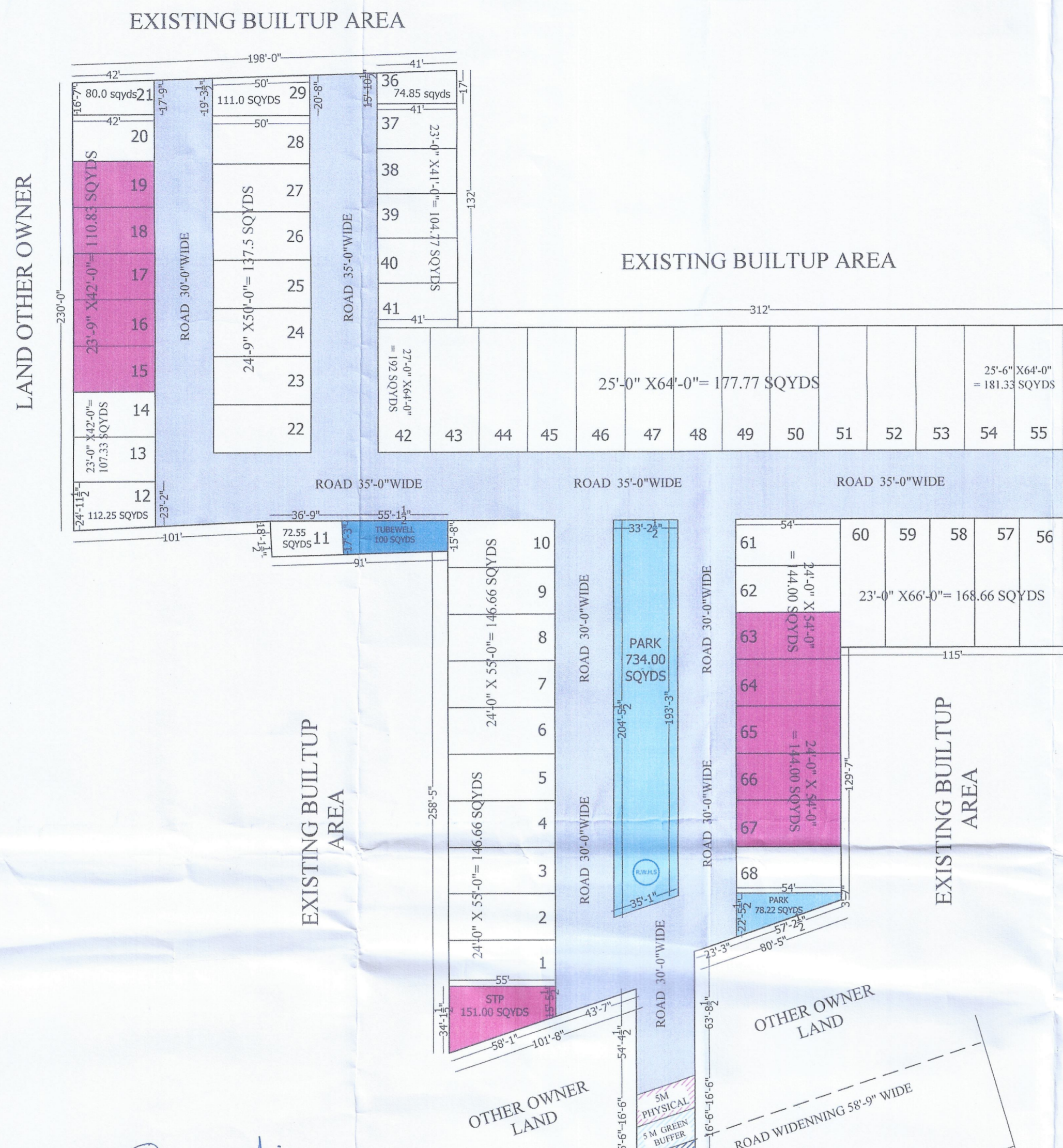
A copy of the above is forwarded to the Chief Town Planner, Local Government, Punjab, Chandigarh for information and necessary action.

-Sd/-

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



**"ASTER CITY"  
RAKBA- SANTEMAJRA  
M.C. KHARAR**



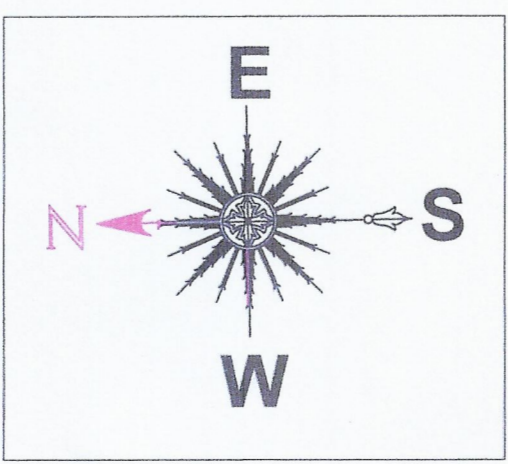
Municipal Engineer  
Municipal Council, Kharar

Asst. Municipal Engineer  
Municipal Council, Kharar

Executive Officer  
Municipal Council, Kharar

*Approved as per policy provisions*

Competent Authority  
cum-Regional Deputy Director  
Local Govt. Patiala



**SOLD PLOT RESIDENTIAL AREA DETAIL**

S.NO.	PLOT SIZE	AREA SQYDS	PLOT NO.	NO. OF PLOTS	TOTAL SQYDS
1	23'-9" X 42'-0"	110.83	15 TO 19	5	554.15
2	24'-0" X 54'-0"	144.00	63 TO 67	5	720.00
<b>TOTAL = 10</b>					<b>1274.15</b>

**UNSOLD PLOT RESIDENTIAL AREA DETAIL**

S.NO.	PLOT SIZE	AREA SQYDS	PLOT NO.	NO. OF PLOTS	TOTAL SQYDS
1	24'-0" X 55'-0"	146.66	1 TO 10	10	1466.60
2	AS PER SITE	72.55	11	1	72.55
3	AS PER SITE	112.25	12	1	112.25
4	23'-0" X 42'-0"	107.33	13 TO 14	2	214.66
5	23'-9" X 42'-0"	110.83	20	1	110.83
6	AS PER SITE	80.0	21	1	80.00
7	24'-9" X 50'-0"	137.5	22 TO 28	7	962.5
8	AS PER SITE	111.0	29	1	111.0
9	AS PER SITE	74.85	36	1	74.85
10	23'-0" X 41'-0"	104.77	37 TO 41	5	523.85
11	27'-0" X 64'-0"	192.00	42	1	192.00
12	25'-0" X 64'-0"	177.77	43 TO 53	11	1955.47
13	25'-6" X 64'-0"	181.33	54 TO 55	2	362.66
14	23'-0" X 66'-0"	168.66	56 TO 60	5	843.30
15	24'-0" X 54'-0"	144.0	61,62,67	3	432.00
<b>TOTAL = 52</b>					<b>7514.52</b>

**AREA STATEMENT:-**

TOTAL LAND AREA = 15276.00 SQ.YDS.  
= (3.1561 ACRE)

AREA LEFT FOR ROAD WIDENNING = 196.00 SQ.YDS  
NET AREA (15276.00 - 196.00) = 15080.00 SQ.YDS  
= (3.1157 ACRE)

TOTAL SALEABLE AREA (RESI.) = 8788.67 SQ.YDS.  
= 58.28% (OF TOTAL LAND)

WATERWORKS = 100.00 SQ.YDS. (0.66%)  
STP = 151.00 SQ.YDS. (1.00%)  
PARK/RWHS = 812.22 SQ.YDS. (5.39%)  
GREEN / PHYSICAL BUFFER = 110.00 SQYDS (0.73%)  
ROADS AREA = 5118.11 SQYDS (33.94%)

SOLD PLOT AREA (RESI.) = 1274.15 SQ.YDS.  
= 14.50% (OF TOTAL SALEABLE AREA)

TOTAL NO. OF PLOTS RESIDENTIAL = 62 NO.

SOLD PLOTS -: RESIDENTIAL = 10 NO.

UNSOLD PLOTS -: RESIDENTIAL = 52 NO.

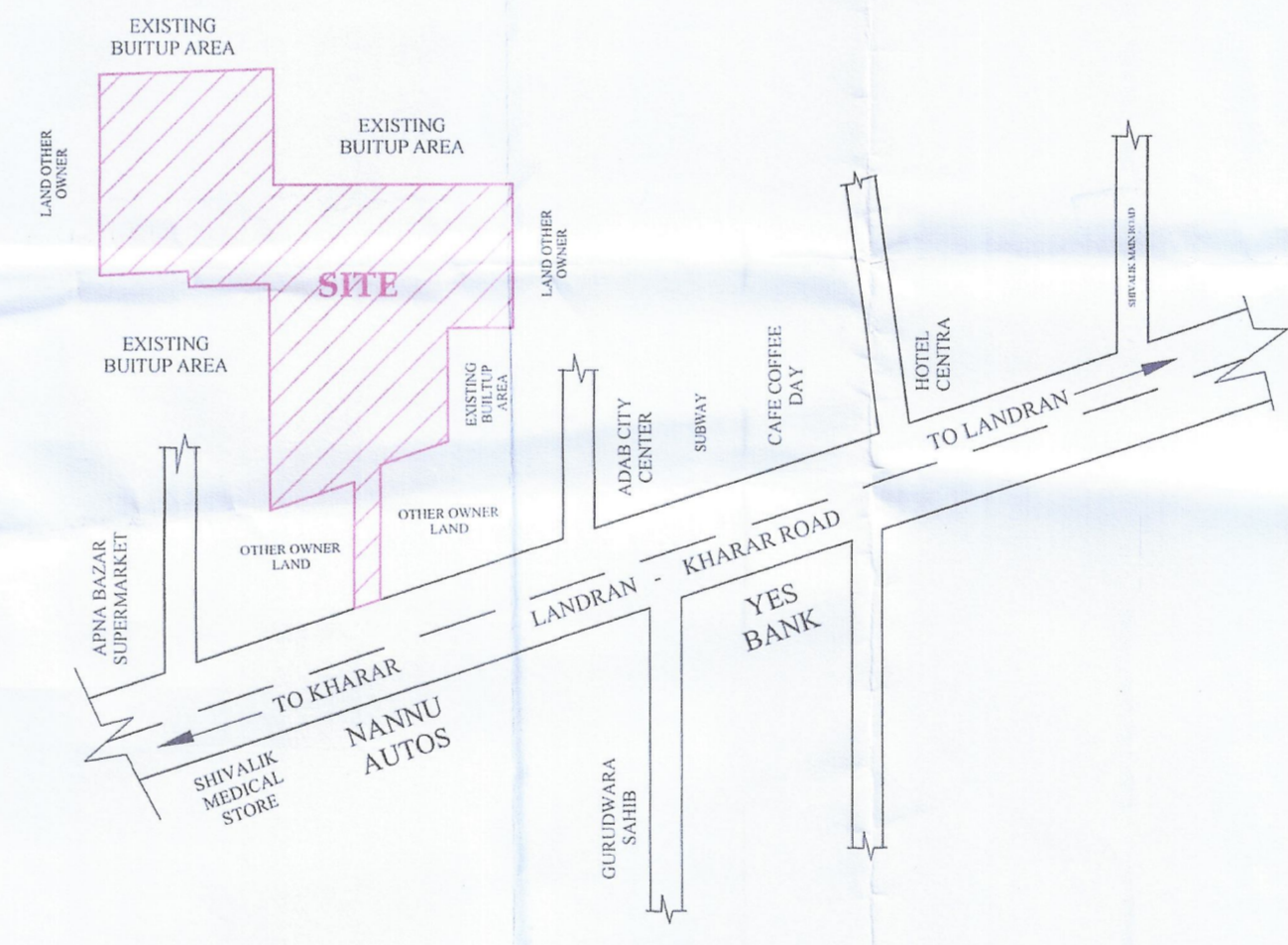
**LEGEND :-**

- SOLD PLOT = [Pink Box]
- UNSOLD PLOT = [White Box]
- PARK = [Blue Box]
- TUBEWELL = [Light Blue Box]
- STP = [Light Green Box]
- ROAD = [Light Blue Box]
- ROAD WIDENNING = [Hatched Box]
- GREEN BUFFER = [Light Green Box]
- PHYSICAL = [Light Blue Box]

**RESIDENTIAL AREA DETAIL**

S.NO.	PLOT SIZE	AREA SQYDS	PLOT NO.	NO. OF PLOTS	TOTAL SQYDS
1	24'-0" X 55'-0"	146.66	1 TO 10	10	1466.60
2	AS PER SITE	72.55	11	1	72.55
3	AS PER SITE	112.25	12	1	112.25
4	23'-0" X 42'-0"	107.33	13 TO 14	2	214.66
5	23'-9" X 42'-0"	110.83	15 TO 20	6	664.98
6	AS PER SITE	80.0	21	1	80.00
7	24'-9" X 50'-0"	137.5	22 TO 28	7	962.5
8	AS PER SITE	111.0	29	1	111.0
9	AS PER SITE	74.85	36	1	74.85
10	23'-0" X 41'-0"	104.77	37 TO 41	5	523.85
11	27'-0" X 64'-0"	192.00	42	1	192.00
12	25'-0" X 64'-0"	177.77	43 TO 53	11	1955.47
13	25'-6" X 64'-0"	181.33	54 TO 55	2	362.66
14	23'-0" X 66'-0"	168.66	56 TO 60	5	843.30
15	24'-0" X 54'-0"	144.0	61 TO 68	8	1152.00
<b>TOTAL = 62</b>					<b>8788.67</b>

LAND OTHER OWNER



LOCATION PLAN (NTS)

**FOR OFFICE USE:-**

**DRG.-: 01**

LAYOUT PLAN, LOCATION PLAN, SITE PLAN



**ARCHITECTS:-**

Maa M. Promoters  
Partner

**OWNER SIGN:-**