

**REGULARIZED UNAUTHORIZED COLONY CERTIFICATE  
PROVISIONAL CERTIFICATE**

From

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

To

M/s Bala Ji infra buildtech,  
Opp. Grain Market, Badala road,  
Kharar.

No. ATP-DDLG-19/

Date :

With reference to your offline application no. dated 31.05.2019 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 Bala Ji infra Buildtech.
2	Fathers Name (in Case of individuals)	-
3	Name of Colony(if any)	Bala Ji Homes
4	Location (village With H.B.no.)	(H.B. No.29 )
5	Total area of colony in Square yards (Acre) after road widening	10164.16 Sq. Yards (2.10 Acres)
6	Total Salable Area in Square Yards (Acre)	5643.43 sq.yard (1.16 Acres)
7	Area under common purpose Square Yards (Acre)	4520.73 (0.93 Acres)
8	Sold Area Square Yards (Acre)	834.66 (0.17 Acres)
9	Saleable area still with the promoter Square Yards (Acre)	4808.77 sq yard (0.99 acre)
10	No. of plots saleable as per layout plan	63 Residential Plots
11	Khasra/khatoni Nos.	As per Annexure A
12	Type of colony(Resi/Comm/Ind)	Residential
13	Year of establishment of colony	before 2018
14	Detail of purchase	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	5643.43 sq yard (55.52%)
	a) No. of saleable Resi. plots	63
	b) No. of commercial plots	-
	c) No. of plots under any other saleable use.	-
16.	Area under Public purpose with % age	4520.73 (44.48 %)
17.	Public facilities provides in the colony. if any	1
	a) No. parks/open.	1
	b) TubeWell	1
	c) STP	
18.	Area under Roads with % age	3762.68 Sq. Yards (37.02%)
19.	Width of approach road	22 feet (As per Master Plan after Road Widening 60')
20.	width of internal road (maintain range of width i.e. 35' etc)	35'
21.	Mode of payment received	EMI

22.	Demand Draft/Cheque/MC Receipt	
23.	Fees/charges received	1650000.00+600000.00+500000.00 2300000.00
24.	In case of payment by	-
25.	Name of Drawer Bank	HDFC Bank

D.A/Approved layout

Total Fees:

Total Area 10164.16 Sq. Yards. (2.10 Acres)

PF Charges

PF (Residential)	= 10164.16/4840 x 225000.00	= 472507.00
5% UDC (472507.43 x 5%)=		=23625.00
Total PF	=	= 496132.00
PF Paid	=	=496132.00

CLU Charges

CLU (Residential)	=10164.16/4840 x 375000	= 787512.00
5% UDC (1694064.05 x 5%)	=	= 39376.00
Total CLU=		=826888.00
CLU Paid		=826888.00

EDC Charges

EDC (Residential)	=10164.16/4840 x 2250000	= 4725074.00
5% UDC (4725074.38 x 5%)	=	= 236254.00
Total EDC	=	= 4961328.00
15% of EDC	=	= 744199.00
EDC Paid	=	= 788450.00
Pending		= 4172878.00

SIF

SIF (496132+826888+4961328)= 6284348.00 x 3%	=188530.00
SIF Paid	=188530.00

The balance amount of EDC amounting to Rs. 4172878.00 to 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	417288	208644	625932
2.		IIInd	417288	187780	605068
3.		IIIInd	417288	166915	584203
4.		IVth	417288	146051	563339
5.		Vth	417288	125187	542475
6.		VIth	417288	104322	521610
7.		VIIth	417288	83458	500746
8.		VIIIth	417288	62593	479881
9.		IXth	417288	41729	459016
10.		Xth	417288	20865	438182
	Total		4172878	1147544	5320422

Note:

- 1) No separate notice shall be issued for the payment of installments.
- 2) EO.MC. Kharar informed to this office vide letter no. 561 dated 21-05-2019 that colonizer has deposited Rs. 2300000/-, 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. 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 produced 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-19 138

Date 13-6-19

A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar with the direction a separate 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 services 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.

*PSA*  
~~Competent Authority~~  
Cum-Regional Deputy Direct.  
Deputy Director, Local Govt. Patiala  
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.

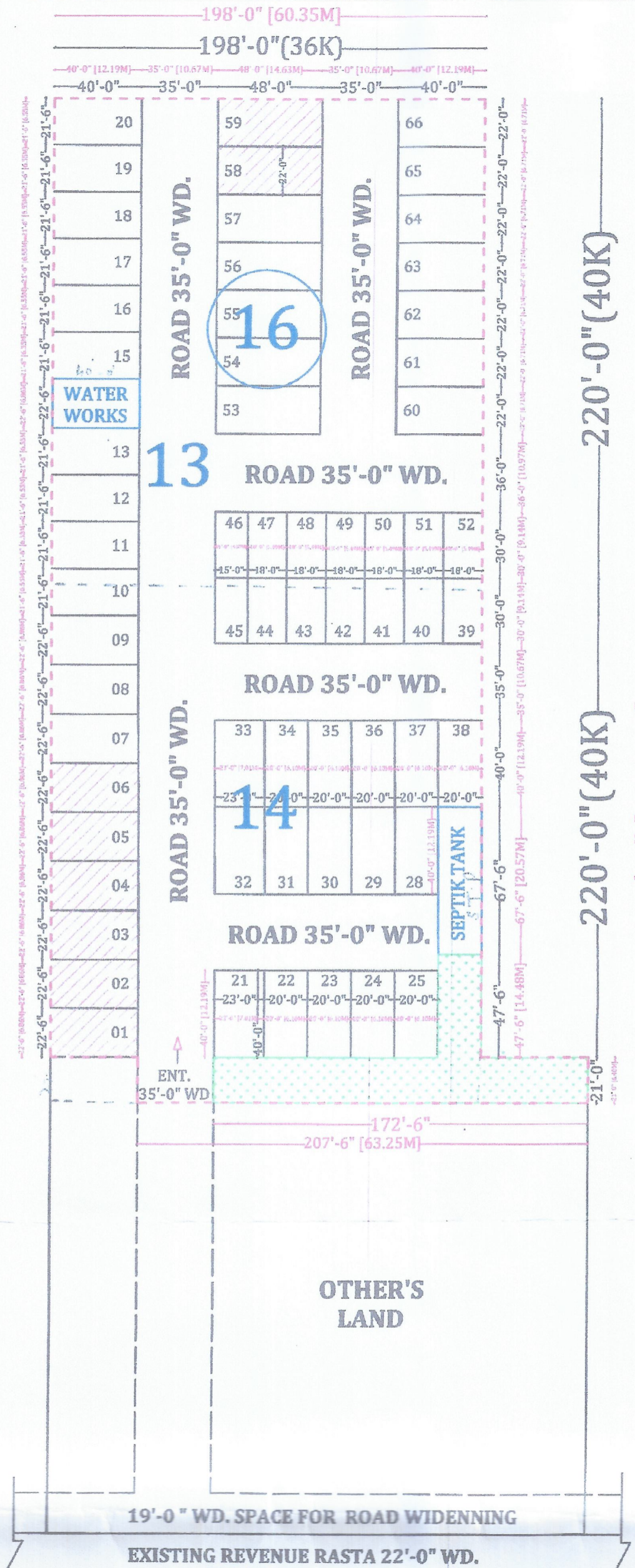
*S J*  
Competent Authority-cum-  
Deputy Director,  
Local Government, Patiala.

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.

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



LAYOUT PLAN

**LEGEND**

	BOUNDARY
	GREEN
	SOLD PLOTS



LOCATION PLAN

**LEGEND**

S. no.	Plot no.	plot Size	Area in Sqft.	Area in Sqyd.	nos. of plot	Total Area
01)	01 to 09	22'-6" * 40'-0"	900 sqft.	100 sqyd.	09	900 sqyd.
02)	10 to 13 & 15 to 20	21'-6" * 40'-0"	860 sqft.	95.55 sqyd.	10	955.50 sqyd.
03)	21, 32-33	23'-0" * 40'-0"	920 sqft.	102.22 sqyd.	03	306.66 sqyd.
04)	22 to 25	20'-0" * 40'-0"	800 sqft.	88.89 sqyd.	04	355.56 sqyd.
05)	28 to 31	20'-0" * 40'-0"	800 sqft.	88.89 sqyd.	04	355.56 sqyd.
06)	34 to 38	20'-0" * 40'-0"	800 sqft.	88.89 sqyd.	05	444.45 sqyd.
07)	45 & 46	15'-0" * 30'-0"	450 sqft.	50 sqyd.	02	100 sqyd.
08)	39 to 44, 47 to 52	18'-0" * 30'-0"	540 sqft.	60 sqyd.	12	720 sqyd.
09)	53 to 59	22'-0" * 48'-0"	1056 sqft.	117.33 sqyd.	07	821.33 sqyd.
10)	60 to 66	22'-0" * 40'-0"	880 sqft.	97.77 sqyd.	07	684.33 sqyd.

LAYOUT PLAN FOR  
**"BALAJI HOMES"**  
 RESIDENTIAL COLONY  
 AT VILL. :- JHUNGIAN, KHARAR.  
 RAKBA :- JHUNGIAN  
 TEHSIL :- KHARAR  
 DISTT. :- S.A.S. NAGAR

PROMOTERS :-  
**M/S. BALAJI INFRA BUILDTECH**  
 OPP. GRAIN MARKET, BADALA ROAD  
 KHARAR. TEH. : KHARAR  
 FISTT. : S.A.S. NAGAR(PB)

TOTAL PLOT AREA  
 =91477.50 SQ.FT. = 10164.16 SQYDS = 2.10 ACDS.  
**AREA UNDER PLOTS**  
 50790.87 SQFT. OR 5643.43 SQYD. OR 1.16 ACDS. (55.52%)  
**AREA UNDER SOLD PLOTS**  
 7512 SQ.FT. OR 834.66 SQ.YD. OR 0.17 ACDS(14.79%)  
**AREA UNDER UNSOLD PLOTS**  
 43278.87 SQ.FT. OR 4808.77 SQ.YD. OR 0.99 ACDS.(85.21%)  
**AREA UNDER GREEN**  
 4572.5 SQFT. OR 508.05 SQYD. OR (5.00%)  
**AREA UNDER WATER WORKS**  
 900 SQFT. OR 100 SQYD. OR (.98%)  
**AREA UNDER SEWORAGE**  
 1350 SQFT. OR 150 SQYD. OR (1.48%)  
**AREA UNDER ROAD**  
 33864.13 SQFT. OR 3762.68 SQYD. OR (37.02%)  
 PLOT NO 14, 26 & 27 ARE DELETED.

OFFICE USE ONLY

*Signature*  
 Asslt. Municipal Engineer  
 Municipal Council  
 Kharar

*Signature*  
 Municipal Engineer  
 Municipal Council  
 Kharar

*Signature*  
 Competent Authority  
 Cum-Regional Deputy Director  
 Local Govt. Patiala  
 13/6/19

*Signature*  
 Executive Officer  
 MUNICIPAL COUNCIL  
 KHARAR

*Signature*  
 Layout technically  
 examined & approved

*Signature*  
 Senior Town Planner  
 Patiala Region  
 Department of Local Government  
 Punjab

*Signature*  
 Competent Authority  
 Cum-Regional Deputy Director  
 Local Govt. Patiala