

REGULARIZED UNAUTHORIZED COLONY CERTIFICATE
PROVISIONAL CERTIFICATE

From

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

To

Owners:

- 1 M/s Fortune Blessing Estates Private Limited,
Office at B-1, Basement, Dhawandeep Building, 6, Jantar Mantar Road,
New Delhi-110001
(Letter of Consent No. Z 382786)
- 2 Sh. Sher Singh S/o Sh. Inder Singh
Through GPA Sh. Khuswinder Singh S/o Sh. Sher Singh.
Smt. Jarnail Kaur W/o Late Sh. Sadhu Singh
Smt. Randeep Kaur W/o Sh. Harpreet Singh D/o Sh. Sadhu Singh
Through GPA Smt. Jarnail Kaur W/o Late Sh. Sadhu Singh
All Resident of Village Santemajra, Tehsil Kharar, Distt. SAS Nagar.
(Letter of Consent No. Z 382785)

Through

Promoter:

M/s Credo Assets Pvt Ltd.,
Plot No. 1265, Sector-82, SAS Nagar (Mohali)
Office: SBP City of Dreams, Kharar Landran Road, Sector-116, Mohali.

No. SA5-DDLG-2021/ 105.

Date : 17/06/2021

With reference to your offline application no. 23 dated 10-06-2020 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 07.07.2020 (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. Kuldeep Verma, Superintendent Engineer (Patiala Region)	Member
4	Sh. Puneet Bansal, Sub Registrar (Naib Tehsildar)	Member
5	Sh. Mohan Lal Verma, Fire Officer	Member

1.	Name of the Promoter(s)/ Individual(s), company, Firm	Owners: 1. M/s Fortune Blessing Estates Private Limited, Office at B-1, Basement, Dhawandeep Building, 6, Jantar Mantar Road, New Delhi-110001 2. Sh. Sher Singh S/o Sh. Inder Singh Through GPA Sh. Khuswinder Singh S/o Sh. Sher Singh, Smt. Jarnail Kaur W/o Late Sh. Sadhu Singh, Smt. Randeep Kaur W/o Sh. Harpreet Singh D/o Sh. Sadhu Singh Through GPA Smt. Jarnail Kaur W/o Late Sh. Sadhu Singh All Resident of Village Santemajra, Tehsil Kharar, Distt. SAS Nagar. Through Promoter: M/s Credo Assets Pvt. Ltd.,
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		Plot No. 1265, Sector-82, SAS Nagar (Mohali) Office: SBP City of Dreams, Kharar Landran Road, Sector-116, Mohali.
2.	Fathers Name (in Case of individuals)	-
3.	Name of Colony(if any)	City Square
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	11743.89 Sq. Yards (2.43 Acres)
6.	Area under Road Widening in Square Yards	1176.38 Sq. Yards
7.	Net Area under Colony after Road widening in Sq. Yards (Acres)	10567.51 Sq. Yards (2.18337 Acres)
8.	Total Saleable Area in Square Yards (Acre)	4325.56 Sq. Yards (0.89371 Acres)
9.	Area under common purpose Square Yards (Acre)	6241.95 Sq. Yards (1.28966 Acre)
10.	Sold Area Square Yards (Acre)	320.00 Sq. Yards (0.06612 Acre)
11.	Saleable area still with the promoter Square Yards (Acre)	4005.56 Sq. Yards (0.82759 Acre)
12.	No. of plots saleable as per layout plan	62 Commercial Plots
13.	Khasra Nos.	30//14(2-10), 30//15(8-0), 30//16(2-0), 30//17/1(0-5), 31//11(7-18), 31//9/2(3-16), ਕਿਤੇ 6 ਰਕਬਾ 24 ਕਨਾਲ 9 ਮਰਲੇ ਦਾ 2/3 ਹਿੱਸਾ ਬਕੱਦਰ 16 ਕਨਾਲ 6 ਮਰਲੇ ਸ਼ੇਰ ਸਿੰਘ 1/2 ਹਿੱਸਾ ਵਾ ਜਰਨੈਲ ਕੌਰ 1/12 ਹਿੱਸਾ ਵਾ ਰਣਦੀਪ ਕੌਰ 1/12 ਹਿੱਸਾ ਅਤੇ ਖਸਰਾ ਨੰ: 31//10(8-0) ਦਾ 6220/16000 ਹਿੱਸਾ ਬਕੱਦਰ 3 ਕਨਾਲ 2.22 ਮਰਲੇ ਫਾਰਚੂਨ ਬਲੈਸਿੰਗ ਅਸਟੇਟਸ ਪ੍ਰਾਈਵੇਟ ਲਿਮ: ਦੀ ਮਾਲਕੀ ਹੈ।
14.	Type of colony(Resi/Comm/Ind)	Commercial 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	40.93% - (4325.56 Sq. Yards)
	a) No. of saleable Resi. plots	-
	b) No. of commercial plots	62
	c) No. of plots under any other saleable use.	-
17.	Area under Public purpose with % age	59.07% (6241.95 Sq. Yards)
18.	Public facilities provides in the colony. if any	
	a) Utility Area	52.35 Sq. Yards (0.49%)
	b) STP	150.00 Sq. Yards (1.42%)
	c) Water works/TubeWell	126.22 Sq. Yards (1.19%)
19.	Area under roads/parking with %age	5913.38 Sq Yards (55.96%)
20.	Width of approach road	Existing 90' (200' after road widening as per Master Plan)
21.	width of internal road (maintain range of width i.e. - etc)	Parking
22.	Mode of payment received	Installments
23.	Demand Draft/Cash/MC Receipt	MC Receipt No. MP/1503/2019-20/003194 dated 31.01.2020 MC Receipt No. MP/1503/2019-20/003955 dated 11.03.2020 Through RTGS dated 24.05.2021 as per Executive Officer Letter No. 708 dated

24.	Fees/charges received	28.05.2021 26,25,000/- 17,50,000/- <u>1,27,10,938/-</u> 1,70,85,938/-
25.	In case of payment by	-
26.	Name of Drawer Bank	-

D.A/Approved layout

Total Area (Commercial) 11743.89 Sq. Yards (2.426424 Acres)

PF Charges
PF (Commercial) = 2.426424 x 3000000 =Rs.72,79,272/-
PF Paid =Rs. 72,79,272/-

CLU Charges
CLU (Commercial) = 2.426424 x 2625000 =Rs.63,69,363/-
CLU Paid =Rs.63,69,363/-

EDC Charges
EDC (Commercial) = 2.426424 x 5625000 = Rs.1,36,48,635/-
15% of EDC = Rs.20,47,296/-
EDC Paid = Rs.20,72,439/-
Balance EDC Amount = Rs.1,15,76,196/-

UDC
UDC@5% (7279272+6369363+13648635)- 2,72,97,270 x 5% =Rs.13,64,864/-
UDC Paid = Rs. 13,64,864/-

The balance amount of EDC amounting to Rs.1,15,76,196/- 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	1157620	578810	1736430
2.		IInd	1157620	520929	1678549
3.		IIIInd	1157620	463048	1620668
4.		IVth	1157620	405167	1562787
5.		Vth	1157620	347286	1504906
6.		VIth	1157620	289405	1447025
7.		VIIth	1157619	231524	1389143
8.		VIIIth	1157619	173643	1331262
9.		IXth	1157619	115762	1273381
10.		Xth	1157619	57881	1215500
	Total		11576196	3183455	14759651

Note:

- 1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer, Municipal Council, Kharar vide letter no.708 dated 28-05-2021 had informed to this office that Rs.1,70,85,938/- (Rupees One Crore Seventy Lakhs Eighty

- Five Thousand and Nine Hundred Thirty Eight 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.


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

Endst. No. SA5-DDLG-2021/

Date

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 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. 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.

-sd/-

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.**

1. M/s Fortune Blessing Estates Private Limited, Office at B-1, Basement, Dhawandeeep Building, 6, Jantar Mantar Road, New Delhi-110001
2. Sh. Sher Singh S/o Sh. Inder Singh Through GPA Sh. Khuswinder Singh S/o Sh. Sher Singh.
Smt. Jarnail Kaur W/o Late Sh. Sadhu Singh, Smt. Randeep Kaur W/o Sh. Harpreet Singh D/o Sh. Sadhu Singh Through GPA Smt. Jarnail Kaur W/o Late Sh. Sadhu Singh All Resident of Village Santemajra, Tehsil Kharar, Distt. SAS Nagar.
Through
M/s Credo Assets Pvt. Ltd., Plot No. 1265, Sector-82, SAS Nagar (Mohali) Office: SBP City of Dreams, Kharar Landran Road, Sector-116, Mohali
City Square, Village Santemajra, Kharar, Distt. SAS Nagar.

Annexure-A


S. No.	Name	Khasra No.	Document
1	M/s Fortune Blessing Estates Private Limited, Office at B-1, Basement, Dhawandeeep Building, 6, Jantar Mantar Road, New Delhi-110001 Consent to M/s Credo Assets Pvt. Ltd.	31//10(8-0) kite 1, Area 8 Kanal 0 Marla its Share 6220/16000, Area 3 Kanal 2.22 Marla	Letter of Consent No. Z 382786 dated 04.01.2018
2	2. Sh. Sher Singh S/o Sh. Inder Singh Through GPA Sh. Khuswinder Singh S/o Sh. Sher Singh. Smt. Jarnail Kaur W/o Late Sh. Sadhu Singh, Smt. Randeep Kaur W/o Sh. Harpreet Singh D/o Sh. Sadhu Singh Through GPA Smt. Jarnail Kaur W/o Late Sh. Sadhu Singh All Resident of Village Santemajra, Tehsil Kharar, Distt. SAS Nagar. Consent to M/s Credo Assets Pvt. Ltd.	30//14(2-10), 30//15(8-0), 30//16(2-0), 30//17/1(0-5), 31//11(7-18), 31//9/2(3-16) kite 6, Area 24 Kanal 9 Marla having share as Sher Singh 1/2, Jarnail Karu 1/12, and Randeep Kaur 1/12 Total 16 Kanal 6 Marla	Letter of Consent No. Z 382785 dated 23.09.2017
	Total Land	Total Area under Colony 19 Kanal 8.22 Marla (11743.89 Sq. Yards)	

Competent Authority-cum-
Deputy Director,
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D/o Sh. Sadhu Singh Through GPA Smt. Jarnail Kaur W/o Late Sh. Sadhu Singh
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Office: SBP City of Dreams, Kharar Landran Road, Sector-116, Mohali.
City Square, Village Santemajra, Kharar, Distt. SAS Nagar.

Annexure-B

S. No.	Name	Plot No.	Total Land in Sq. Yards	Agreement No.	Dated
1	Sh. Harinder Singh S/o Late Sh. Charan Singh R/o Village Santemajra, Tehsil Kharar, Distt. SAS Nagar	3 4	160 Sq. Yards 160 Sq. Yards	AIH 396436	16.01.2018
		Total	320.00 Sq. Yards		


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

LAYOUT PLAN FOR THE COMMERCIAL COLONY "CITY SQUARE" AT LANDRAN ROAD, RAKBA SANTEMAJRA, TEHSIL KHARAR, DISTT. S.A.S. NAGAR (PB)

DETAIL OF AREA

TOTAL LAND = 105695 SQ.FT. (OR) 11743.89 SQ.YDS.(2.43 ACRE)
 AREA UNDER ROAD WIDENING AS PER MASTER PLAN = 10587.42 SQ.FT. (OR) 1176.38 SQ.YDS.
TOTAL NET AREA AFTER ROAD WIDENING = 95107.58 SQ.FT. (OR) 10567.51 SQ.YDS.
 AREA UNDER COMMERCIAL PLOTS = 38930.04 SQ.FT. (OR) 4325.56 SQ.YDS. (40.93%)
 AREA UNDER UTILITY AREA = 471.15 SQ.FT. (OR) 52.35 SQ.YDS. (0.49%)
 GROUND COVERAGE = 39401.19 SQ.FT. (OR) 4377.91 SQ.YDS. (41.42%)
 AREA UNDER PARKING = 53220.41 SQ.FT. (OR) 5913.38 SQ.YDS. (55.96%) (223.13 ECS)
 AREA UNDER S.T.P. = 1350 SQ.FT. (OR) 150 SQ.YDS. (1.42%)
 AREA UNDER TUBEWELL = 1135.98 SQ.FT. (OR) 126.22 SQ.YDS.(1.19%)

AREA OF SOLD PLOTS = 2880 SQ.FT. (OR) 320 SQ.YDS. (7.39%)
 AREA OF UNSOLD PLOTS = 36050.04 SQ.FT. (OR) 4005.56 SQ.YDS. (92.6%)

TOTAL NO. OF PLOT = 62
 NO. OF SOLD PLOT = 2

FOR 13229.78 SQ.YDS. REQUIRED PARKING = 220.5 ECS
 PROVIDED PARKING = 223.13 ECS

only for Submission

Asst. Municipal Engineer
 Municipal Council Kharar

Drafsman
 Municipal Council, Kharar

Municipal Engineer
 Municipal Council Kharar

Building Inspector
 Municipal Council, Kharar

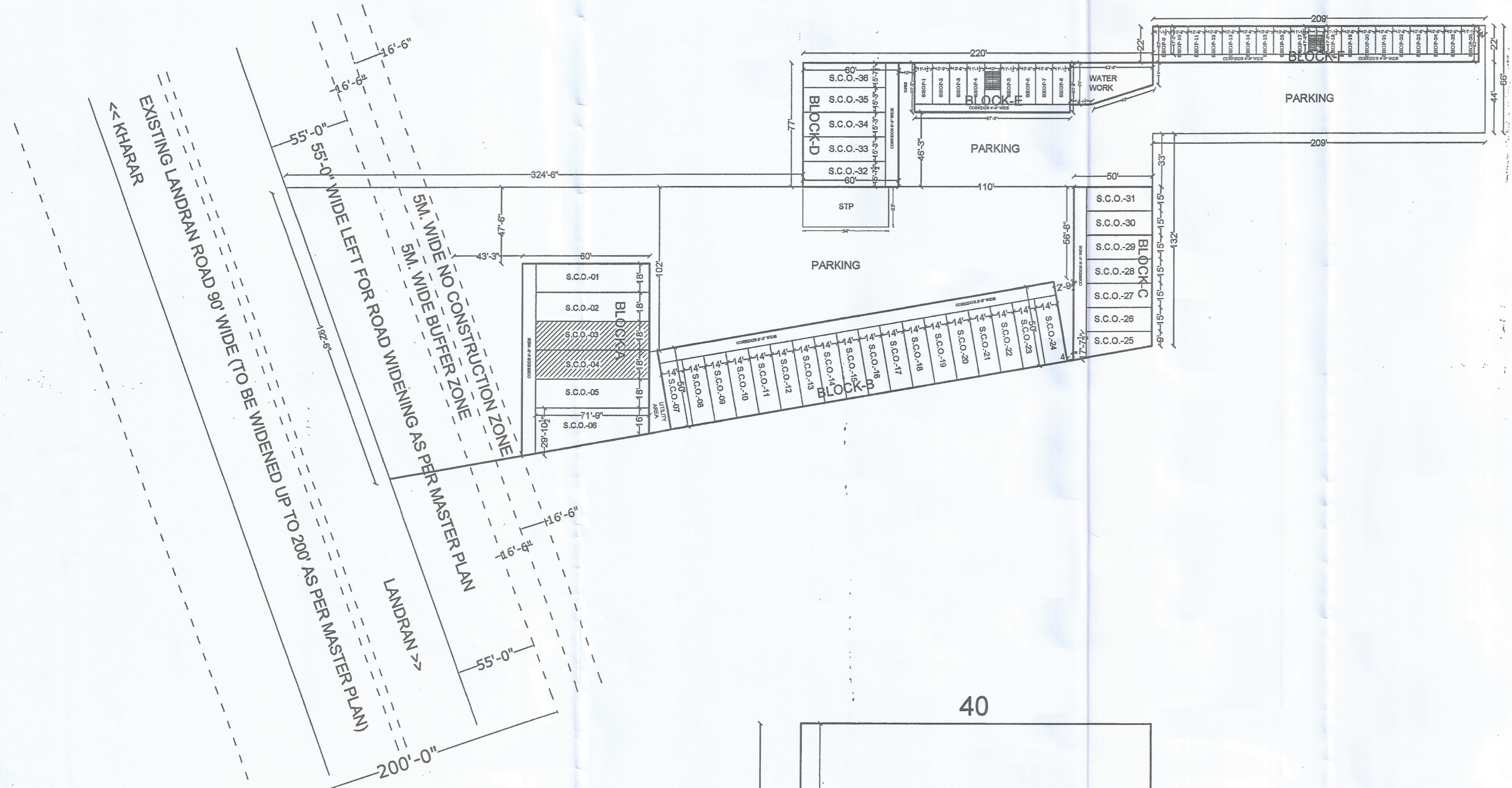
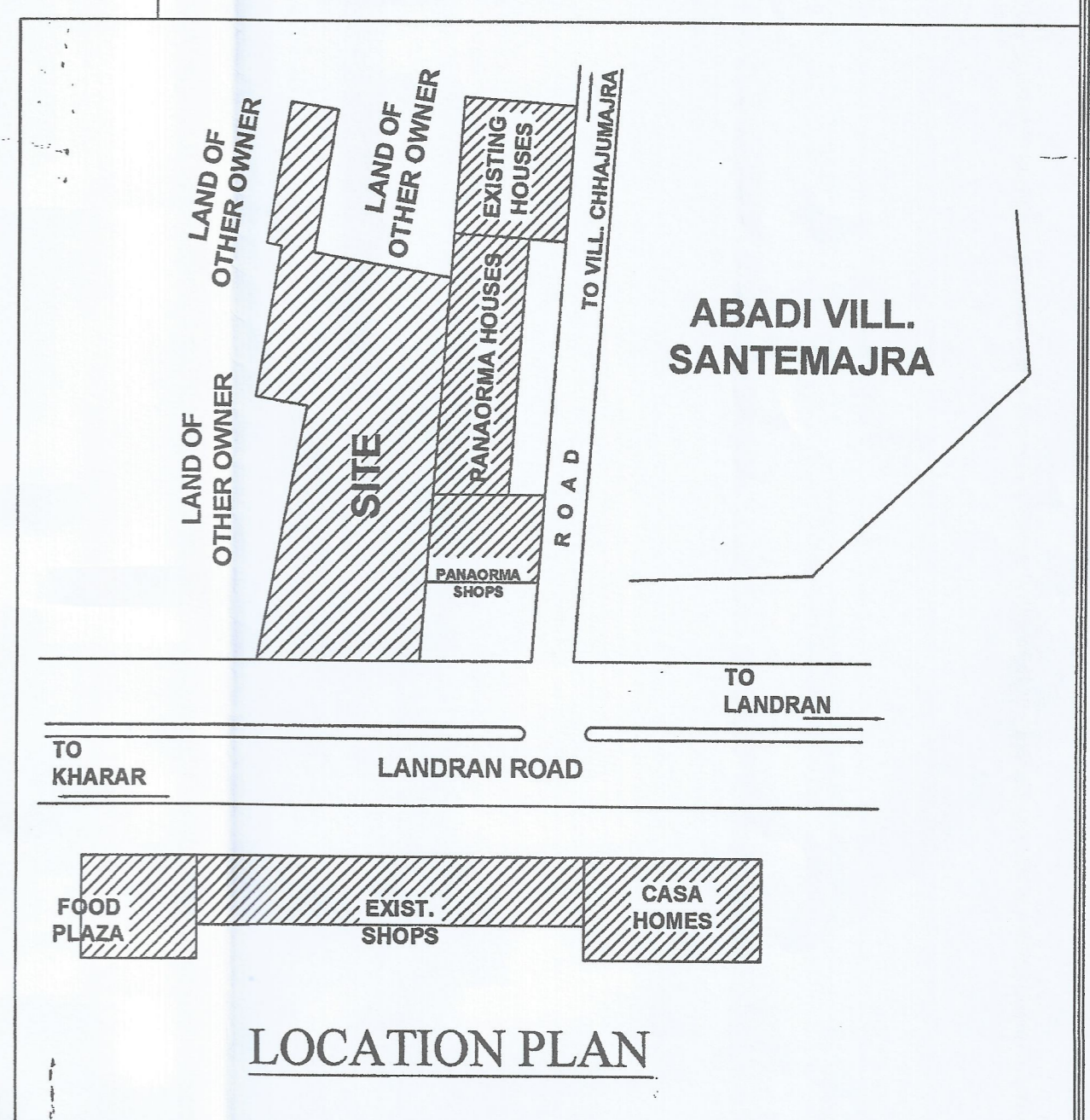
SOLD PLOT SHOW Executive Officer Municipal Council, Kharar

OWNER For CREO ASSETS PVT. LTD. AUTHORIZED SIGNATORY

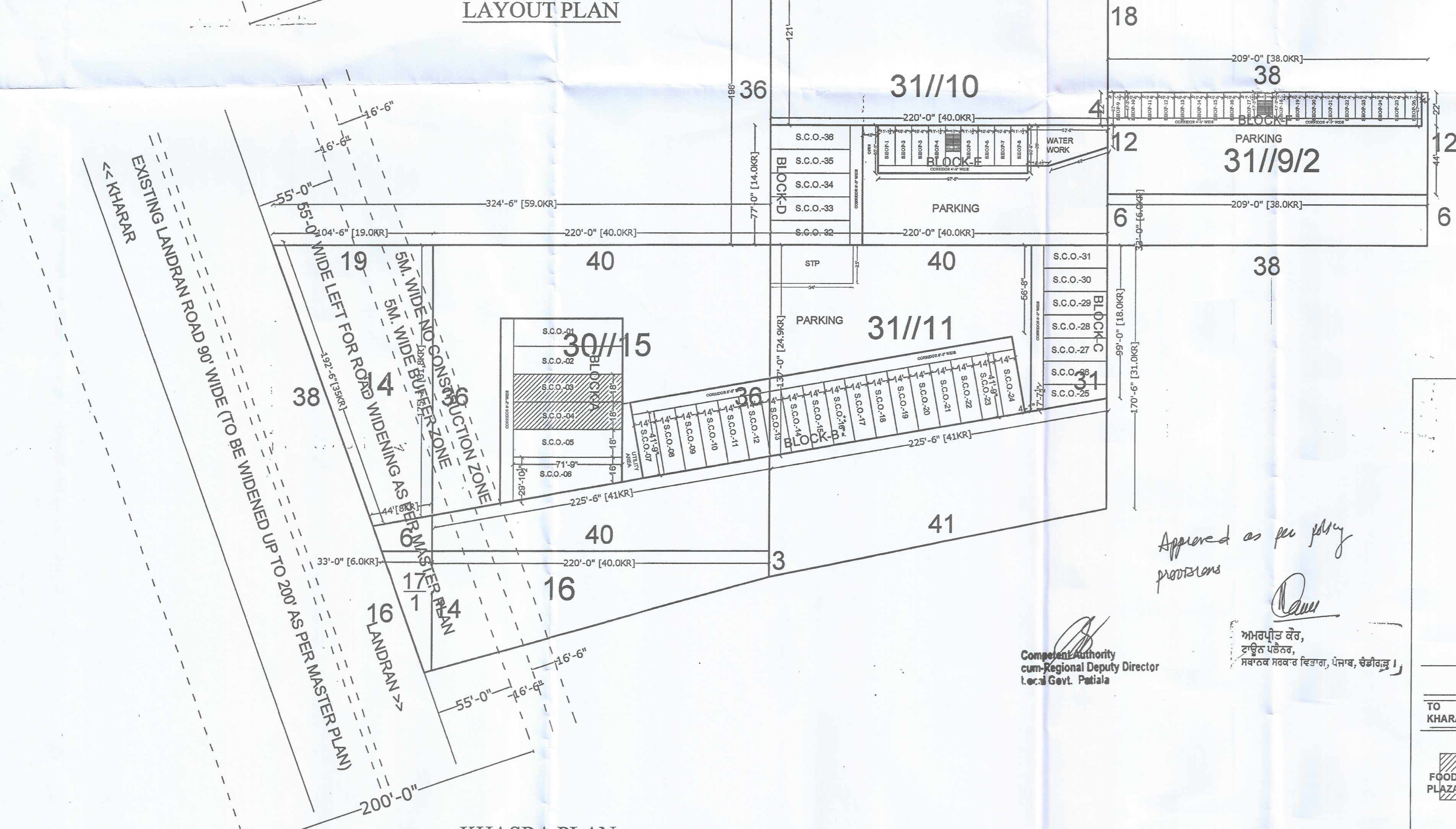
ARCHITECT NANAK BUILDING PLANNER PARAMJEET SINGH SAINI M:- 98031-03005



AS PER LOCATION PLAN



LAYOUT PLAN



KHASRA PLAN

Comptroller Authority cum-Regional Deputy Director Local Govt. Patiala

Approved as per plan provisions

ਅਮਰਜੀਤ ਕੌਰ,
 ਡਾਕੂਮੈਂਟ ਪਬਲਿਸ਼ਰ,
 ਸਬਾਨਵਲ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।