

REGULARIZED UNAUTHORIZED COLONY CERTIFICATE
PROVISIONAL CERTIFICATE

From

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

To

M/s Gillco Developers & Builders Pvt. Ltd.,
Near Gillco Towers, Kharar-Landran Road,
Kharar, Distt. SAS Nagar.
Jatinder Kumar Alias Rinku S/o Ved Parkash,
Janki Bhai W/o Sh. Jagdev Singh,
Shiv Kumar-Vishva Mitar S/o Sh. Ram Saroup,
Barkha Ram S/o Ram Saroup,
Neelam Garg W/o Sh. Shiv Kumar
Mamta Rani W/o Sh. Vishva Mitar
Anju W/o Sh. Denesh Kumar,
Mamta Devi W/o Sh. Vishva Mitar
Krishna Devi W/o Sh. Ashok Kumar,
Susila Devi W/o Sh. Balwinder,
Raj Dulari D/o Swatri Devi
Through
Sh. Ranjit Singh S/o Sh. Naib. Singh
R/o #3, Phase 3B1, Mohali

No. ATP-DBLG-19/

Date :

With reference to your offline application no. 41 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 Gillco Developers & Builders Pvt. Ltd., Near Gillco Towers, Kharar-Landran Road, Kharar, Distt. SAS Nagar.
2.	Fathers Name (in Case of individuals)	-
3.	Name of Colony (if any)	Gillco Valley Extension-5
4.	Location (village With H.B.no.)	Village Sante Majra, Kharar, H.B.no.186
5.	Total area of colony in Square yards (Acre)	40622.57 (8.3931 Acres)
6.	Total Salable Area in Square Yards (Acre)	23546.11 (4.8649 Acres)
7.	Area under common purpose Square Yards (Acre)	17076.46 (3.5282 Acres)
8.	Sold Area Square Yards (Acre)	6784.16 (1.4017 Acres)
9.	Saleable area still with the promoter Square Yards (Acre)	16761.95 (3.4632 Acres)
10.	No. of plots saleable as per layout	197 Residential Plots

	plan	
11.	Khasra Nos.	as per Annexure-A
12.	Type of colony(Resi/Comm/Ind)	Residential
13.	Year of establishment of colony	Before 19.03.2018
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 a) No. of saleable Resi. plots b) No. of commercial plots	23546.11 Sq. Yards - 57.96% 197-(23546.11 Sq. Yards)- 57.96%
16.	Area under Public purpose with % age	17076.46 Sq. Yards - 42.04%
17.	Public facilities provides in the colony. if any a) Parks/open spaces. b) Tubewell c) STP	2038.89 Sq. Yards (5.02%) 112.00 Sq. Yards (0.28%) 193.67 Sq. Yards (0.48%)
18.	Area under roads with % age	14731.90 Sq. Yards (36.26%)
19.	width of approach road	45'
20.	width of internal road (maintain range of width i.e. 30'-35', 45' etc)	30'-35', 45'
21.	Mode of payment received	E.M.I.s
22.	Demand Draft/Cash/MC Receipt	
23.	Fees/charges received	Rs.49,25,440/- paid by Colonizer as per EO, MC, Kharar Letter No. 924 dated 31.07.2019 & Rs.40,91,000/- paid by Colonizer as per G-8 No. 88/1242 dated 31.07.2019
24.	In case of payment by	
25.	Name of Drawer Bank	

D.A/Approved layout

Total Area	<u>Total Fees</u>	40622.57 Sq. Yards. (8.3931 Acres)
	<u>PF Charges</u>	
PF (Residential)	= 8.3931 x 225000	= Rs. 18,88,448/-
5% UDC (1888448 x 5%)	=	Rs. 94,422/-
Total PF	=	Rs.19,82,870/-
PF Paid	=	Rs.19,82,870/-
	<u>CLU Charges</u>	
CLU (Residential)	= 8.3931 x 375000	= Rs. 31,47,413/-
5% UDC (3147413 x 5%)	=	Rs. 1,57,371/-
Total CLU	=	Rs.33,04,784/-
CLU Paid	=	Rs.33,04,784/-
	<u>EDC Charges</u>	
EDC (Residential)	= 8.3931 x 2250000	= Rs. 1,88,84,475/-
5% UDC (18884475 x 5%)	=	Rs. 9,44,224/-
Total EDC	=	Rs.1,98,28,699/-
15% of EDC	=	Rs. 29,74,305/-
EDC Paid	=	Rs.29,75,295/-
Balance	=	Rs.1,68,53,404/-
	<u>SIF</u>	
SIF (1982870+3304784+19828699)	= 2,51,16,353 x 3%	= Rs.7,53,491/-
SIF Paid	=	Rs.7,53,491/-
The balance amount of EDC amounting to Rs.1,68,53,404/- 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	1685340	842670	2528010
2.		IIInd	1685340	758403	2443743
3.		IIIInd	1685340	674136	2359476
4		IVth	1685340	589869	2275209
5.		Vth	1685340	505602	2190942
6		VIth	1685340	421335	2106675
7.		VIIth	1685341	337068	2022409
8.		VIIIth	1685341	252801	1938142
9.		IXth	1685341	168534	1853875
10.		Xth	1685341	84267	1769608
	Total		16853404	4634685	21488089


Note:

- 1) No separate notice shall be issued for the payment of installments.
- 2) EO, MC, Kharar vide his letter no. 924 dated 31.07.2019 (Rs.49,25,440/-) & G-8 No. 88/1242 dated 31.07.2019 Rs.40,91,000/- had informed to this office that 100% of PF/UDC, CLU/UDC, SIF and 15% of EDC/UDC Charges (Total Amount Rs.90,16,440/-) 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 regulization 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.
- 11) The Colonizer is bound to pay any amount if due against them after the decision of case which is pending with Govt./CTP Chandigarh, as he (Colonizer) submitted his affidavit duly attested by notery dated 16.08.2019 as reported by Executive Officer, Municipal Council, Kharar.


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/ 182

Date 20/08/2019


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.

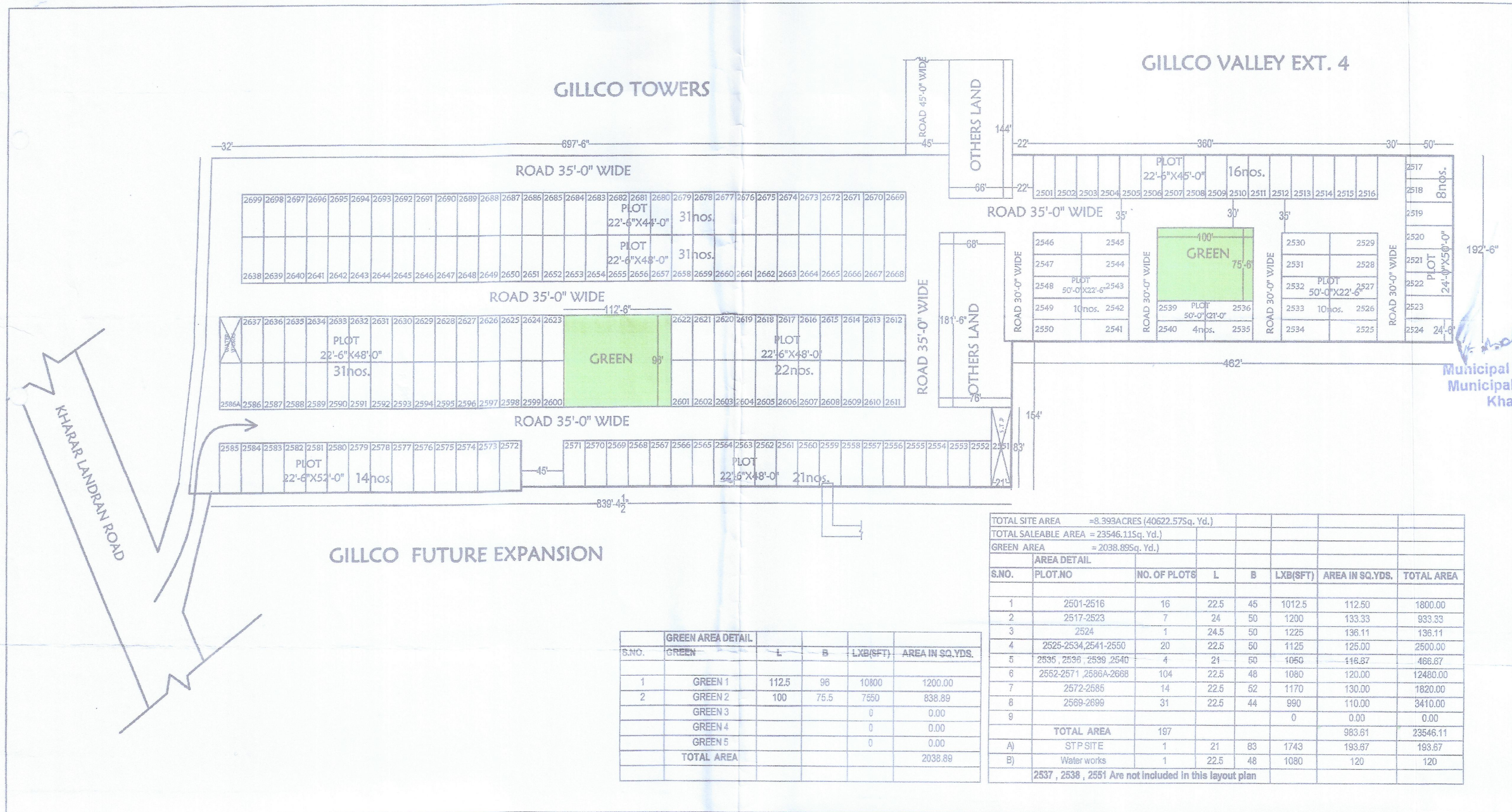

Competent Authority-cum-
Deputy Director,
Local Government, Patiala.

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.



LAYOUT PLAN FOR
GILCO VALLEY EXT-V,
 VILLAGE SANTE MAJRA
 TEHSIL KHARAR
 DIST. MOHALI

Sub. Municipal Engineer
 Municipal Council
 Kharar

Asst. Municipal Engineer
 Municipal Council
 Kharar

Municipal Engineer
 Municipal Council
 Kharar

Building Inspector
 Municipal Council, Kharar

LAYOUT PLAN

NORTH

OWNER:-
 For Gillco Developers & Builders Pvt. Ltd.

ARCHITECT:
 B.K. CREATIVE
 Architect, Valuer, Estimator
 Regd. License No. 77
 M.C. Kharar, Dist. S.A.S. Nagar (PB.)

S.NO.	GREEN AREA DETAIL	L	B	LXB(SFT)	AREA IN SQ.YDS.
1	GREEN 1	112.5	96	10800	1200.00
2	GREEN 2	100	75.5	7550	838.89
	GREEN 3			0	0.00
	GREEN 4			0	0.00
	GREEN 5			0	0.00
	TOTAL AREA				2038.89

AREA DETAIL							
S.NO.	PLOT.NO	NO. OF PLOTS	L	B	LXB(SFT)	AREA IN SQ.YDS.	TOTAL AREA
1	2501-2516	16	22.5	45	1012.5	112.50	1800.00
2	2517-2523	7	24	50	1200	133.33	933.33
3	2524	1	24.5	50	1225	136.11	136.11
4	2525-2534, 2541-2550	20	22.5	60	1125	125.00	2500.00
5	2535, 2536, 2539, 2540	4	21	60	1060	116.67	466.67
6	2552-2571, 2586A-2668	104	22.5	48	1080	120.00	12480.00
7	2572-2585	14	22.5	52	1170	130.00	1820.00
8	2589-2689	31	22.5	44	990	110.00	3410.00
9					0	0.00	0.00
	TOTAL AREA	197				983.61	23546.11
A)	STP SITE	1	21	83	1743	193.87	193.87
B)	Water works	1	22.5	48	1080	120	120
2537, 2538, 2551 Are not included in this layout plan							

Competent Authority
 Cum-Regional Deputy Director
 Govt. Patiala

Layout technically
 examined & approved

Senior Town Planner
 Patiala Region
 Department of Local Government
 Punjab