

REGULARIZED UNAUTHORIZED COLONY CERTIFICATE
PROVISIONAL CERTIFICATE

From

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

To

Sh. Surinder Singh S/o Sh. Gajjan Singh,
R/o #1082A, Chajju Majra Colony, Sector-4 Chajju Majra,
Kharar, SAS Nagar-140307
Sh. Bahadar Singh S/o Sh. Ajmer Singh,
R/o #288, Ward No. 5, Sector-4, Chajju Majra Colony, Kharar,
SAS Nagar-140301
Sh. Jaspal Singh S/o Sh. Harjinder Singh,
R/o #512, Ward No. 03, Santemajra, Kharar, SAS Nagar

No. SA5-DDLG-2021/

Date :

With reference to your offline application no. 29 dated 03-07-2020 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	Sh. Surinder Singh S/o Sh. Gajjan Singh, R/o #1082A, Chajju Majra Colony, Sector-4 Chajju Majra, Kharar, SAS Nagar-140307 Sh. Bahadar Singh S/o Sh. Ajmer Singh, R/o #288, Ward No. 5, Sector-4, Chajju Majra Colony, Kharar, SAS Nagar-140301 Sh. Jaspal Singh S/o Sh. Harjinder Singh, R/o #512, Ward No. 03, Santemajra, Kharar, SAS Nagar
2.	Fathers Name (in Case of individuals)	-
3.	Name of Colony(if any)	Gobind Enclave Greens Ext-1
4.	Location (village With H.B.no.)	Vill. Chajju Majra, H.B.no.33, Kharar, Distt. SAS Nagar
5.	Total Area under Ownship in Square yards	21205.25 Sq. Yards (4.38125 Acres)
6.	Area under Road Widening and Master Plan Road in Square Yards 1439.11 Sq. Yards + 3859.88 Sq. Yards= Total 5298.99 Sq. Yards	5298.99 Sq. Yards
7.	Net Area under Colony after Road widening and Master Plan Road in Sq. Yards (Acres)	15906.26 Sq. Yards (3.28642 Acres)
8.	Total Salable Area in Square Yards (Acre)	7304.44 Sq. Yards (1.50918 Acres)
9.	Area under common purpose Square Yards (Acre)	8601.82 Sq. Yards (1.77724 Acre)
10.	Sold Area Square Yards (Acre)	2090.00 Sq. Yards (0.43182 Acre)

11.	Saleable area still with the promoter Square Yards (Acre)	5214.44 Sq. Yards (1.07736 Acre)
12.	No. of plots saleable as per layout plan	67 Residential Plots
13.	Khasra Nos.	26//7(8-0), 8/1/1(5-7), 13/2(5-4), 14(8-0), 17/4(3-8), 18(5-2) Total Area 35 Kanal 1 Marla
14.	Type of colony(Resi/Comm/Ind)	Residential Colony
15.	Year of establishment of colony	Before 18-03-2018
16.	Detail of purchase	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.	45.92% - (7304.44 Sq. Yards) 67 - -
17.	Area under Public purpose with % age	54.08% (8601.82 Sq. Yards)
18.	Public facilities provides in the colony. if any a) No. parks/open. b) STP c) Water works/TubeWell d) Reserved Area	917.10 Sq. yards (5.78%) 200.00 Sq. Yards (1.25%) 102.11 Sq. Yards (0.64%) 816.45 Sq. Yards (5.13%)
19.	Area under roads with %age	6566.13 Sq Yards (41.28%)
20.	Width of approach road	60' (after road widening as per Master Plan)
21.	width of internal road (maintain range of width i.e. 30'- 45' etc)	30'-35'-40'-43'-45'
22.	Mode of payment received	Installments
23.	Demand Draft/Cash/MC Receipt	1. G-8 :- 35/1242 dated 19-06-2019 2. MC Receipt No. MP/1503/2019- 20/001590 dated 13-11-2019 3. MC Receipt No. MP/1503/2019- 20/001527 dated 06-11-2019 4. MC Receipt No. MP/1503/2020- 21/009881 dated 01-12-2020 5. MC Receipt No. MP/1503/2020- 21/0014785 dated 22-03-2021
24.	Fees/charges received	Rs. 2,00,000/- Rs. 2,00,000/- Rs. 2,00,000/- Rs.40,00,000/- Rs. 6,00,000/- Rs.52,00,000/-
25.	In case of payment by	-
26.	Name of Drawer Bank	-

D.A/Approved layout

Total Area (Residential) 21205.25 Sq. Yards (4.38125 Acres)

PF Charges

PF (Residential) = 4.38125 x 225000 =Rs.9,85,782/-
PF Paid =Rs. 9,85,782/-

CLU Charges

CLU (Residential) = 4.38125 x 375000 = Rs.16,42,969/-
CLU Paid = Rs.16,42,969/-

EDC Charges

EDC (Residential) = 4.38125 x 2250000 = Rs.98,57,813/-

15% of EDC	=	Rs.14,78,672/-
EDC Paid	=	Rs. 19,46,920/-
Balance EDC Amount	=	Rs.79,10,893/-

UDC

UDC@5% (985782+1642969+9857813)=1,24,86,564 x 5%	=	Rs.6,24,329/-
UDC Paid	=	Rs.6,24,329/-

The balance amount of EDC amounting to Rs.79,10,893/- 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	791090	395545	1186635
2.		IIInd	791090	355990	1147080
3.		IIIInd	791090	316436	1107526
4.		IVth	791089	276881	1067970
5.		Vth	791089	237327	1028416
6.		VIth	791089	197773	988862
7.		VIIth	791089	158218	949307
8.		VIIIth	791089	118664	909753
9.		IXth	791089	79109	870198
10.		Xth	791089	39555	830644
	Total		7910893	2175498	10086391

Note:

- 1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer, Municipal Council, Kharar vide letter no. 527 dated 09-04-2021 had informed to this office that Rs.52,00,000/- (Rupees Fifty Two Lakhs 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.

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

Endst. No. SA5-DDLG-2021/ 38

Date 15-04-2021

✓ 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.

-SI-
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.

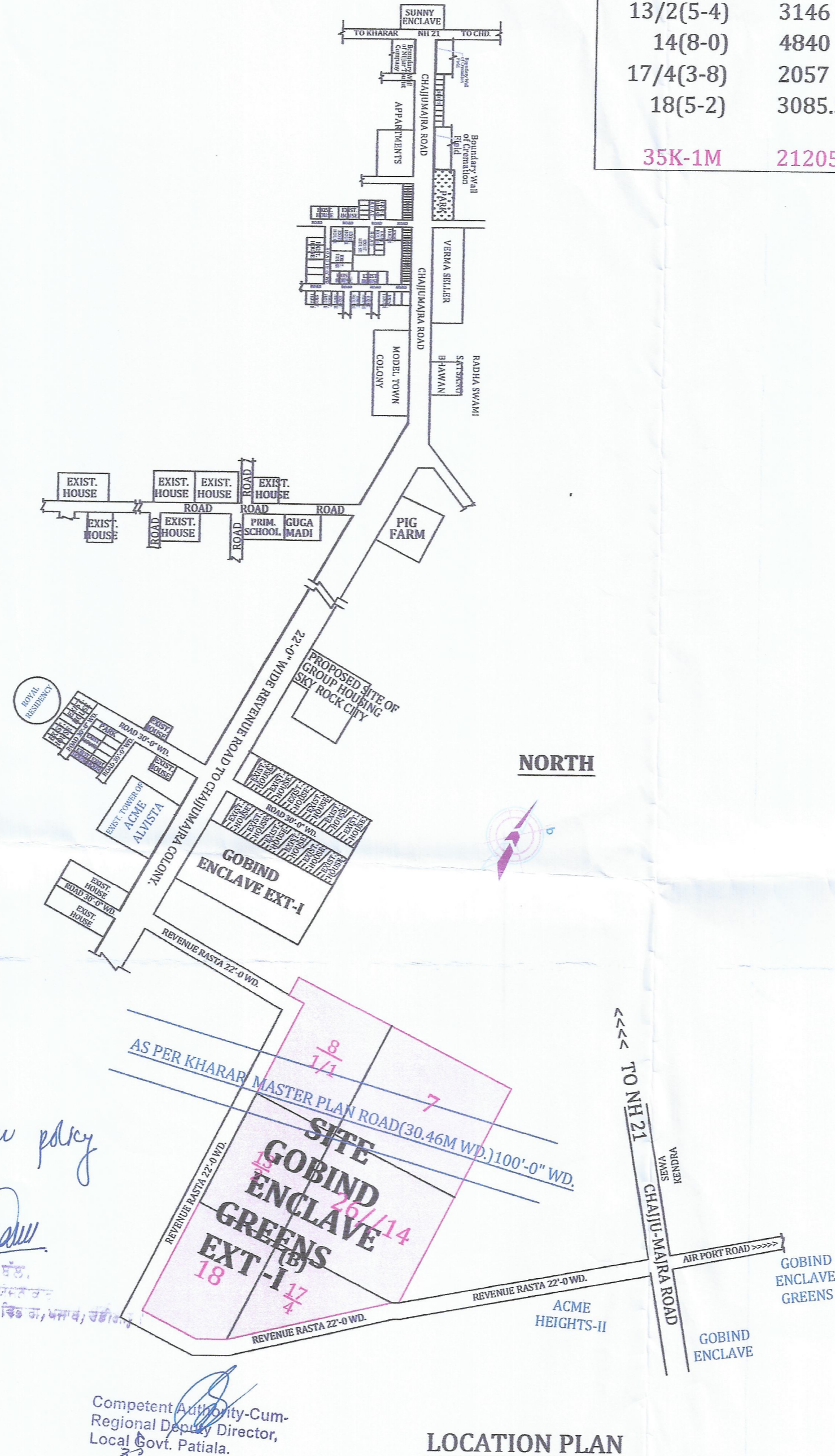
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Chajju Majra, Kharar, SAS Nagar-140307
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Sh. Jaspal Singh S/o Sh. Harjinder Singh, R/o #512, Ward No. 03, Santemajra, Kharar,
SAS Nagar

Gobind Enclave Greens Ext-1, Village Chajju Majra, Kharar, Distt. SAS Nagar.

Annexure-A

S. No.	Name	Khasra No.	Document
1	Sh. Surinder Singh S/o Sh. Gajjan Singh, R/o #1082A, Chajju Majra Colony, Sector-4 Chajju Majra, Kharar, SAS Nagar-140307 Sh. Bahadar Singh S/o Sh. Ajmer Singh, R/o #288, Ward No. 5, Sector-4, Chajju Majra Colony, Kharar, SAS Nagar-140301 Sh. Jaspal Singh S/o Sh. Harjinder Singh, R/o #512, Ward No. 03, Santemajra, Kharar, SAS Nagar	26/17(8-0), 8/1/1(5-7), 13/2(5-4), 14(8-0), 17/4(3-8), 18(5-2) Total Area 35 Kanal 1 Marla	As per Jamabandi
	Total Land	35 Kanal 1 Marla	

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



1kanal	= 605 sq.yd.
1marla	= 30.25 sq.yd.
26//7(8-0)	4840
8/1/1(5-7)	3236.75
13/2(5-4)	3146
14(8-0)	4840
17/4(3-8)	2057
18(5-2)	3085.5
35K-1M	21205.25

LAYOUT/KHASRA PLAN FOR
"GOBIND ENCLAVE GREENS -EXT.-I"
 CHAJJU-MAJRA ROAD.
RAKBA :- CHAJJU-MAJRA
TEHSIL :- KHARAR
DISTT. :- S.A.S. NAGAR

LAND AREA
35KANAL 1 MARLA OR
190847.25 SQ.FT. OR 21205.25 SQ.YD. = 4.38 ACDS.

AREA FOR ROAD WIDENING
12952 SQ.FT. = 1439.11 SQ.YD. = .29 ACDS.
 AREA UNDER MASTER PLAN ROAD
34739 SQ.FT. OR 3859.88 SQ.YD. OR .80 ACDS.

TOTAL AREA UNDER ROAD WIDENNING/MASTER PLAN ROAD
47691 SQ.FT. OR 5299 SQ.YD. OR 1.10 ACDS.

NET LAND AREA AFTER ROAD WIDENING
143156.25 SQ.FT. =

AREA UNDER
65739.96 SQ.FT. OR 7304.44 SQ.YD. OR 1.51 ACDS. (45.92%)

AREA UNDER SOLD PLOTS(19 nos)
18810 SQ.FT. OR 2090 SQ.YD. OR (28.61%)

AREA UNDER UNSOLD PLOTS
46929.96 SQ.FT. OR 5214.44 SQ.YD. OR (71.39%)

AREA UNDER GREEN
 PARK-1 = 6926 SQFT. OR 769.55 SQYD. OR (4.85%)
 PARK-2 = 1328 SQFT. OR 147.55 SQYD. OR (.93%)
TOTAL AREA UNDER GREEN = 917.10 YD. OR 5.78%

AREA UNDER WATER WORKS
919 SQFT. OR 102.11 SQYD. OR (.64%)

AREA UNDER
1800 SQFT. OR 200 SQYD. OR (1.25%)

RESERVED AREA
7348.07 SQFT. OR 816.45 SQYD. OR (5.13%)

AREA UNDER ROAD
59095.22 SQ.FT. OR 6566.13 SQ.YD. OR 1.35 ACDS. OR (41.28%)

BUILT UP AREA (09 NOS)
8910 SQFT. OR 990 SQYD.

DETAIL OF PLOTS
 TOTAL NO OF PLOTS : 67 NOS.
 SOLD PLOT : 19 NOS.
 MISSED PLOT'S ARE : 09-14,25-35,40-43,82-87. = 27 NOS

OFFICE USE ONLY

OWNER
 ARCHITECTS
Ar. Aruna Kumari
 Licence No 206 Approved By MC Kharar
 Licence No 44-8669175860
NAME OF ARCHITECT - ARUNA KUMARI
FIRM NAME : ARCH N PLANNER
CONT. NO. : 89-681-75-860,
REGISTRATION NO. : 206 MUNICIPAL COUNCIL
VALID TILL : 01-04-20 TO 31-03-2021.

LEGEND

	RESERVED AREA FOR FUTURE. EXTENSION
	BOUNDARY
	GREEN
	SOLD PLOTS
	S.T.P.
	WATER WORKS
	BUILT UP

LEGEND (RESIDENTIAL PLOTS'S)

S. no.	Plot no.	plot Size	Area in Sqft.	Area in Sqyd.	nos. of plot	Total Area
01)	01-08,15-24, 36-39, 44-46, 47-54, 55-57 & 57A 58-65,67-81 88-91	22'-0" X 45'-0"	990 sqft.	110 sqyd.	64	7040 sqyd.
02)	16-A	14'-0" X 45'-0"	630 SQ.FT.	70 SQ.YD.	01	70 SQ.YD.
03)	92	17'-0" X 45'-0"	765 SQ.FT.	85 SQ.YD.	01	85 SQ.YD.
04)	66		985 SQ.FT.	109.44 SQ.YD.	01	109.44 SQ.YD.
TOTAL PLOT AREA						7304.44 sqyd.

Approved as per policy provision

ਅਮਰਗੌਰ ਨਗਰ ਸਭਾ,
 ਸਿਨੀਅਰ ਨਗਰ ਓਫਿਸਰ
 ਸਥਾਨਕ ਸਰਕਾਰ ਵਿੱਚ, ਖਜ਼ਾਨਾ, ਚਡੀਕਾ

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

LOCATION PLAN