

REGULARIZED UNAUTHORIZED COLONY CERTIFICATE
PROVISIONAL CERTIFICATE

From

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

To

M/s A.V. Developers,
Plot No. 24. Industrial Area, Sector-82,
Mohali. Tehsil & Distt. SAS Nagar.
Through
Sh. Ashish Goyal & Vijay Goyal Ss/o Sh. Pardeep Kumar
R o H. No. 3539, Sector-38-D, Chandigarh

No. ATP-DDI.G-19/ ~~187~~
Date 31/07/2019

With reference to your offline application no. 38 dated 06.02.2019 for the Provisional Regularization of the colony, particular of which are given below is hereby issued the provisional regularizpation 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 A.V. Developers, Plot No. 24, Industrial Area, Sector-82, Mohali, Tehsil & Distt. SAS Nagar. Through Sh. Ashish Goyal & Vijay Goyal Ss/o Sh. Pardeep Kumar, R/o H. No. 3539, Sector-38-D, Chandigarh
2.	Fathers Name (in Case of individuals)	-
3.	Name of Colony(if any)	Gobind Enclave Greens
4.	Location (village With H.B.no.)	Village Chajju Majra, Kharar, H.B.no.33
5.	Total area of colony in Square yards (Acre) after road widening	10794.14 (2.2302 Acres)
6.	Total Saleable Area in Square Yards (Acre)	5543.00 (1.1453 Acres)
7.	Area under common purpose Square Yards (Acre)	5251.14 (1.0849 Acres)
8.	Sold Area Square Yards (Acre)	5543.00 (1.1453 Acres)
9.	Saleable area still with the promoter Square Yards (Acre)	Nil
10.	No. of plots saleable as per layout plan	48 Residential Plots
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	5543.00 Sq. Yards - 51.35%
	a) No. of saleable Resi. plots	48 - (5543.00 Sq. Yards)-51.35%
	b) No. of commercial plots	
16.	Area under Public purpose with % age	5251.14 Sq. Yards - 48.65%
17.	Public facilities provides in the colony.	

	if any	
	a) Parks/open spaces.	971.37 Sq. Yards (9.00%)
	b) Tubewell	120.44 Sq. Yards (1.12%)
	c) STP	150.00 Sq. Yards (1.39%)
18.	Area under roads with % age	4009.33 Sq. Yards (37.14%)
19.	width of approach road	60' (after road widening)
20.	width of internal road (maintain range of width i.e. 30'-35', 45'-48', 50' etc)	30'-35', 45'-48', 50'
21.	Mode of payment received	E.M.I.s
22.	Demand Draft/Cash/MC Receipt	
23.	Fees/charges received	Rs.43,87,841/- as per EO MC, Kharar letter no. 868 dated 24.07.2019
24.	In case of payment by	
25.	Name of Drawer Bank	

D.A/Approved layout

Total Fees

11388.77 Sq. Yards. (2.3531 Acres)

Total Area

PF Charges

PF (Residential)	=	2.3531 x 225000	=	Rs. 5,29,448/-
5% UDC (529448 x 5%)	=		=	Rs. 26,472/-
Total PF	=		=	Rs.5,55,920/-
PF Paid				Rs.5,55,920/-

CLU Charges

CLU (Residential)	=	2.3531 x 375000	=	Rs. 8,82,413/-
5% UDC (882413 x 5%)	=		=	Rs. 44,121/-
Total CLU	=		=	Rs.9,26,534/-
CLU Paid				Rs.9,26,534/-

EDC Charges

EDC (Residential)	=	2.3531 x 2250000	=	Rs. 52,94,475/-
5% UDC (5943060 x 5%)	=		=	Rs. 2,64,724/-
Total EDC	=		=	Rs.55,59,199/-
15% of EDC	=		=	Rs. 8,33,880/-
EDC Paid	=		=	Rs.26,94,137/-
Balance	=		=	Rs. 28,65,062/-

SIF

SIF (555920+926534+5559199)	=	70,41,653 x 3%	=	Rs.2,11,250/-
SIF Paid				Rs.2,11,250/-


The balance amount of EDC amounting to Rs.28,65,062/- 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	286507	143253	429760
2.		IIInd	286507	128928	415435
3.		IIIInd	286506	114603	401109
4.		IVth	286506	100277	386783
5.		Vth	286506	85952	372458
6.		VIth	286506	71627	358133
7.		VIIth	286506	57301	343807
8.		VIIIth	286506	42976	329482
9.		IXth	286506	28651	315157
10.		Xth	286506	14326	300832
	Total		2865062	787894	3652956

Note:

- 1) No separate notice shall be issued for the payment of installments.
- 2) EO. MC. Kharar vide his letter no. 868 dated 24.07.2019 had informed to this office that 100% of PF/UDC, CLU/UDC, SIF and 15% of EDC/UDC Charges (Total Amount Rs.43,87,841/-) 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) 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.

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/ 170

Date 31/07/2019

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.

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

31/07/2019
Date

Endst. No. ATP-DDLG-19/

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

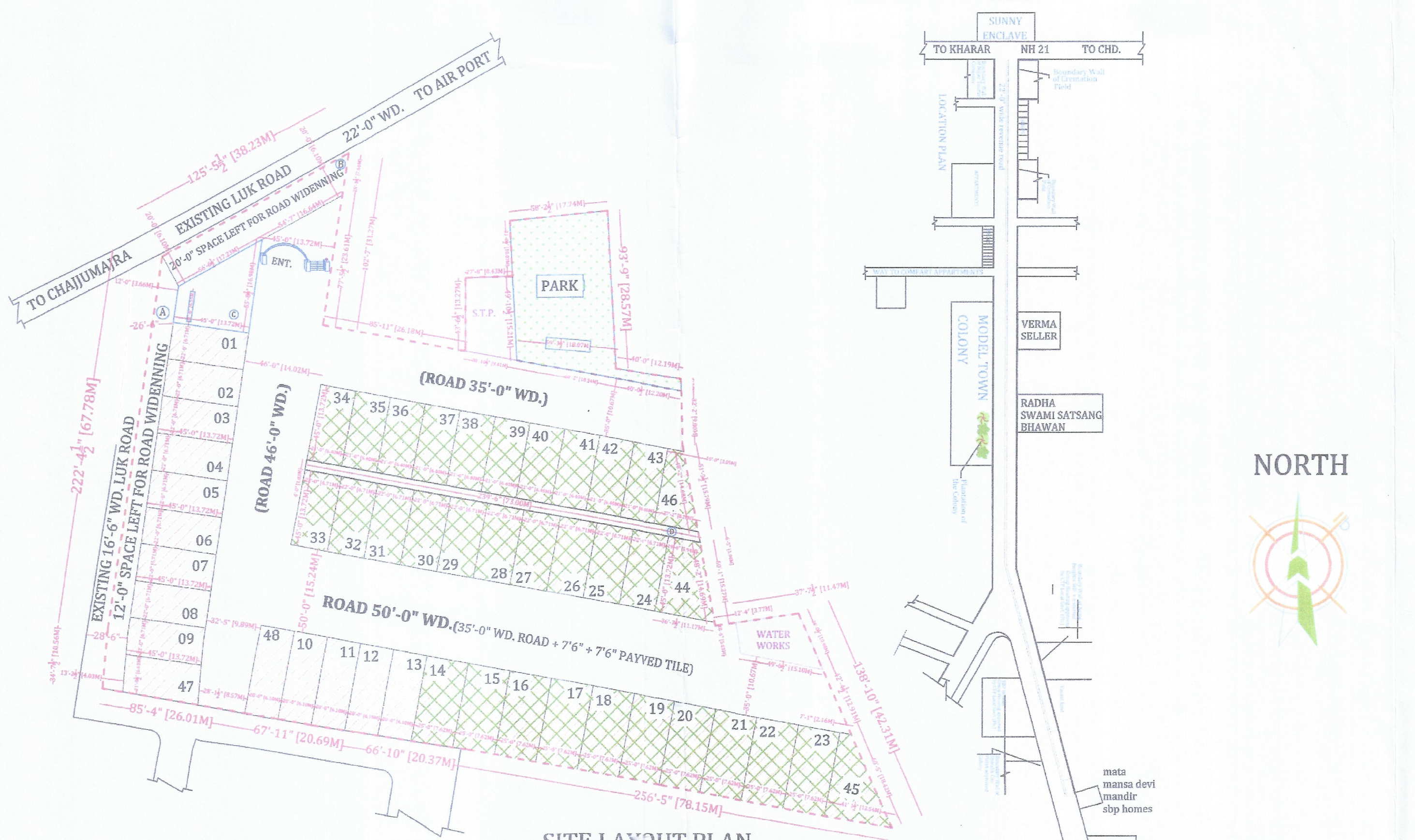
SD
Competent Authority-cum-
Deputy Director,
Local Government, Patiala.

Date

Endst. No. ATP-DDLG-19/

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.



SITE LAYOUT PLAN

LEGEND

S. no.	Plot no.	plot Size	Area in Sqft.	Area in Sqyd.	nos. of plot	Total Area
01)	01 to 09, 47 & 24 to 33	22'-0" * 45'-0"	990 sqft.	110 sqyd.	20	2200 sqyd.
02)	10 to 13 & 48	20'-0" * 50'-0"	1000 sqft.	111.11 sqyd.	05	555.55 sqyd.
03)	14 to 23	25'-0" * 50'-0"	1250 sqft.	138.89 sqyd.	10	1388.9 sqyd.
04)	34 to 43	21'-0" * 45'-0"	945 sqft.	105 sqyd.	10	1050 sqyd.
05)	44	AS PER SITE	1262 sqft.	140.22 sqyd.	01	140 sqyd.
06)	45	AS PER SITE	1034 sqft.	114.89 sqyd.	01	115 sqyd.
07)	46	AS PER SITE	836 sqft.	92.88 sqyd.	01	93 sqyd.
		TOTAL AREA				5543 sqyd.

LEGEND

- BOUNDARY
- GREEN
- ROAD WIDENNING
- SOLD PLOTS
- BUILT UP

Competent Authority
Cum-Regional Deputy Director
Local Govt. Patiala

Senior Town Planner
Patiala Region
Department of Local Government
Punjab

Layout technically examined & approved

**LAYOUT PLAN FOR
"GOBIND ENCLAVE GREENS"
AT CHAJJU-MAJRA,
KHARAR.**
RAKBA :- CHAJJU-MAJRA
TEHSIL :- KHARAR
DISTT. :- S.A.S. NAGAR

TOTAL PLOT AREA
=102499 SQ.FT. = 11388.77 SQYDS = 2.35 ACDS.
AREA UNDER ROAD WIDENNING
A = 2360 SQ.FT. & B = 2991.68 SQ.FT.
A + B = 5351.68SQ.FT.
5351.68 SQFT. OR 594.63 SQYD. OR 1.2ACDS. (5.22%)
NET PLOT AREA
97147.32 SQFT. OR 10794.14 SQYD. OR 2.23 ACDS. (94.78%)
AREA UNDER PLOTS
49887 SQFT. OR 5543 SQYD. OR 1.14 ACDS. (51.35%)
AREA UNDER SOLD PLOTS
49887 SQFT. OR 5543 SQYD. (100%)
AREA UNDER UNSOLD PLOTS
NIL.
BUILT UP AREA
33 NOS PLOT = 3746.9 SQYD. OR (67.59%)
VACANT PLOT AREA
15 NOS PLOT = 1796.1 SQYD. OR (32.41%)
AREA UNDER PARK
5575.74 SQFT. OR 619.52 SQYD. OR (5.73%)
AREA UNDER WATER WORKS
1084 SQFT. OR 120.44 SQYD. OR (1.11%)
AREA UNDER S.T.P.
1350 SQFT. OR 150 SQYD. OR (1.40%)
AREA UNDER ROAD
36083.91 SQFT. OR 4009.32 SQYD. OR (37.14%)
OTHER OPEN SPACES
C = 1736.67 SQ.FT. , D = 1430 SQ.FT.
C + D = 3166.67 SQ.FT.
3166.67 SQFT. OR 351.85 SQYD. OR (3.27%)



OFFICE USE ONLY

Submitsheet Drawing

Manjit Municipal Engineer
Municipal Council Kharar

Manjit Municipal Engineer
Municipal Council Kharar

OWNER

Manjit Architect
Municipal Council Kharar

ARCHITECTS

Manjit
Gurpreet Associates
Gurpreet Kaur
Shop No. 8, Anubha Complex
Lic. No. 43, M.C. Approved, Kharar
9116102475