

REGULARIZED UNAUTHORIZED COLONY CERTIFICATE
PROVISIONAL CERTIFICATE

From

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

To

M/s Nanak Sai Promoters and Builders
Through Prop: Sh. Vikas Malhotra
SCO No. 151, TDI City, Sector-117, Airport Road,
SAS Nagar Mohali.

No. SA5-DDLG-2021/

Date :

With reference to your offline application no. 114 dated 02-09-2019 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, as per the recommendation and decision taken in meeting of committee on dated 17.09.2019. and on Again 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	M/s Nanak Sai Promoters and Builders Through Prop: Sh. Vikas Malhotra SCO No. 151, TDI City. Sector-117, Airport Road, SAS Nagar Mohali.
2.	Fathers Name (in Case of individuals)	-
3.	Name of Colony(if any)	Luxury Nest
4.	Location (village With H.B.no.)	Vill. Chhaju Majra. H.B.no.33. Kharar. Distt. SAS Nagar
5.	Total Area under Ownship in Square yards	12311.75 Sq. Yards (2.54375 Acres)
6.	Total Salable Area in Square Yards (Acre)	6402.69 Sq. Yards (1.32287 Acres)
7.	Area under common purpose Square Yards (Acre)	5909.06 Sq. Yards (1.22088 Acre)
8.	Sold Area Square Yards (Acre)	440.00 Sq. Yards (0.09091 Acre)
9.	Saleable area still with the promoter Square Yards (Acre)	5962.69 Sq. Yards (1.23196 Acres)
10.	No. of plots saleable as per layout plan	56 Residential Plots
11.	Khasra Nos.	31/9/1(2-10), 12/1(1-8), 11/3(3-2), 12/2(5-6), 19/1(0-5), 19/2(2-2), 20/1(4-3), 21/2(1-11) ਕਿਤੇ 8 ਰਕਬਾ 20 ਕਨਾਲ 7 ਮਰਲੇ
12.	Type of colony(Resi/Comm/Ind)	Residential Colony
13.	Year of establishment of colony	Before 19-03-2018
14.	Detail of purchase	as per Annexure-B
15.	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.

16.	Saleable area with % age a) No. of Saleable Resi. plots b) No. of Commercial plots c) No. of plots under any other saleable use.	52% - (6402.69 Sq. Yards) 56 - -
17.	Area under Public purpose with % age	48% (5909.06 Sq. Yards)
18.	Public facilities provides in the colony. if any a) Parks/open Space. b) STP c) Water works/TubeWell	737.69 Sq. yards (5.99%) 165.02 Sq. Yards (1.34%) 110.08 Sq. Yards (0.89%)
19.	Area under roads with %age	4896.28 Sq Yards (39.77%)
20.	Width of approach road	60'
21.	width of internal road (maintain range of width i.e. 30'- 35' etc)	30'-35'
22.	Mode of payment received	Installments
23.	Demand Draft/Cash/MC Receipt	G-8 No. 26/1147 dated 09.01.2019 G-8 No. 40/1224 dated 14.01.2019
24.	Fees/charges received	Rs.8,99,390/- Rs.19,06,520/- Rs.28,05,910/-
25.	In case of payment by	-
26.	Name of Drawer Bank	-

D.A/Approved layout

Area under Residential = 12311.75 Sq. Yards (2.54375 Acres)

PF Charges

PF (Residential) = 2.54375 x 225000 =Rs.5,72,344/-
PF Paid =Rs.5,72,344/-

CLU Charges

CLU (Residential) = 2.54375 x 375000 = Rs.9,53,907/-
CLU Paid = Rs. 9,53,907/-

EDC Charges

EDC (Residential) = 2.54375 x 2250000 = Rs.57,23,438/-
15% of EDC = Rs.8,58,516/-
EDC Paid = Rs.9,17,174/-
Balace EDC Amount = Rs.48,06,264/-

SIF

UDC@5% (572344+953907+5723438)= 72,49,689 x 5% =Rs.3,62,485/-
UDC Paid =Rs.3,62,485/-

The balance amount of EDC amounting to Rs.48,06,264/- 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	480627	240313	720940
2.		IIInd	480627	216282	696909
3.		IIIInd	480627	192251	672878
4.		IVth	480627	168219	648846
5.		Vth	480626	144188	624814
6.		VIth	480626	120157	600783

7.		VIIth	480626	96125	576751.
8.		VIIIth	480626	72094	552720
9.		IXth	480626	48063	528689
10.		Xth	480626	24032	504658
	Total		4806264	1321724	6127988

Note:

- 1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer, Municipal Council, Kharar vide letter no.526 dated 09-04-2021 had informed to this office that Rs.28,05,910/- (Rupees Twenty Eight Lakhs Five Thousand Nine Hundred Ten 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 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) 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.


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

Date 15-04-2021

Endst. No. SA5-DDLG-2021/42

✓ 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.


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

Endst. No. SA5-DDLG-2021/

Date

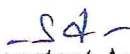
A copy of the above is forwarded to the RERA, Punjab for information and necessary action.


**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.


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

M/s Nanak Sai Promoters and Builders
Through Prop: Sh. Vikas Malhotra
SCO No. 151, TDI City, Sector-117, Airport Road, SAS Nagar Mohali.

Luxury Nest, Village Chhajumajra, Kharar, Distt. SAS Nagar.

Annexure-B

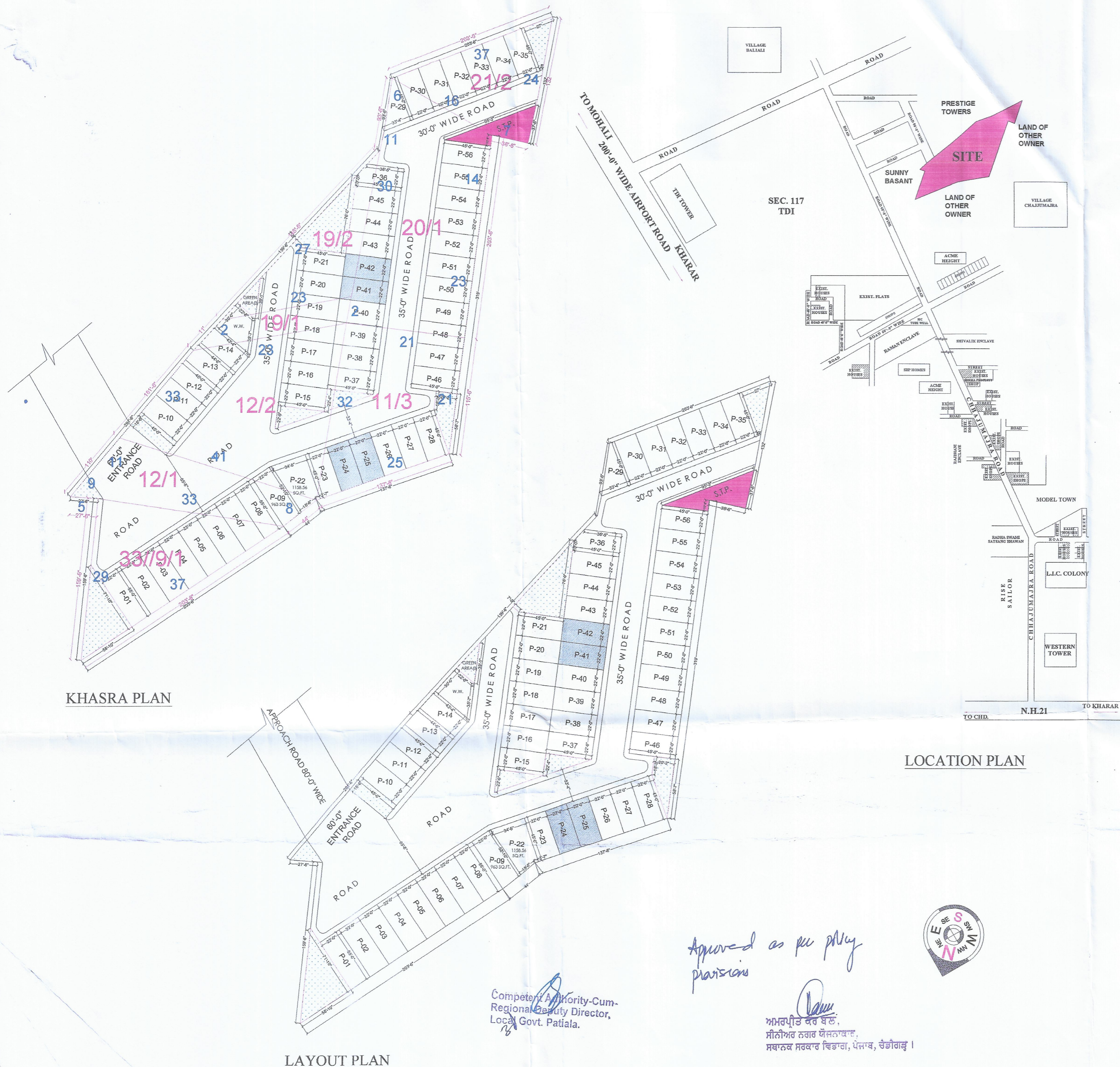
S. No.	Name	Plot No.	Total Land in Sq. Yards	Agreement No.	Dated
1	Sh. Yadvinder Singh S/o Sh. Surinder Singh, #2068A, MIG, Sec-66, Mohali and Mrs. Hardeep Singh S/o Sh. Harbans Singh, Village Bhaini Milwan, P.O. Shaidowal Kalan, Tehsil and Distt. Gurdaspur	24 25 41 42	110 110 110 110	Z 980039	15.03.2018
			440.00 Sq. Yards		


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

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LAYOUT PLAN FOR THE RESIDENTIAL COLONY "LUXURY NEST" RAKBA CHAJJUMAJRA, HB. NO. 33, TEHSIL KHARAR, DISTT. S.A.S. NAGAR (PB)

DETAIL OF AREA
 TOTAL LAND = 110806 SQ.FT. OR 12311.75 SQ.YD. (2.54 ACAR)
 AREA UNDER RESIDENTIAL PLOTS = 57624.25 SQ.FT. OR 6402.69 SQ.YDS. (52%)
 AREA UNDER ROAD = 44066.54 SQ.FT. OR 4896.28 SQ.YDS. (39.77%)
 AREA UNDER PARK = 6639.21 SQ.FT. OR 737.69 SQ.YDS. (5.99%)
 AREA UNDER S.T.P. = 1485.25 SQ.FT. OR 165.02 SQ.YDS. (1.34%)
 AREA UNDER TUBEWELL = 990.75 SQ.FT. OR 110.08 SQ.YDS. (0.89%)
 AREA OF SOLD PLOTS = 3960 SQ.FT. OR 440 SQ.YDS. (6.87%)
 AREA OF UNSOLD PLOTS = 53664.21 SQ.FT. OR 5962.69 SQ.YDS. (93.13%)
 NO. OF RESIDENTIAL PLOTS = 56 NOS.
 SOLD PLOTS = 4 NOS.



Submitted plan only
 Anil
 Asst. Municipal Engineer
 Municipal Council
 Kharar

[Signature]
 Municipal Engineer
 Municipal Council
 Kharar

[Signature]
 Draftsman
 Municipal Council, Kharar

[Signature]
 Building Inspector
 Municipal Council, Kharar

[Signature]
 Executive Officer
 Municipal Council,
 Kharar

RESIDENTIAL PLOT AREA STATEMENT

P NO.	NOS.	SIZE	PLOT AREA (SQ. YD.)	TOTAL AREA (SQ. YD.)
1-8	8	22'-0" X 55'-0"	134.44 SQ.YD.	1075.55 SQ.YD.
9	1	AS PER SITE	132.5 SQ.YD.	132.5 SQ.YD.
10-12	3	22'-0" X 45'-0"	110 SQ.YD.	330 SQ.YD.
13	1	AS PER SITE	109.71 SQ.YD.	109.71 SQ.YD.
14	1	AS PER SITE	107.39 SQ.YD.	107.39 SQ.YD.
15-21	7	22'-0" X 45'-0"	110 SQ.YD.	770 SQ.YD.
22	1	AS PER SITE	149.9 SQ.YD.	149.9 SQ.YD.
23-28	6	22'-0" X 45'-0"	110 SQ.YD.	660 SQ.YD.
29	1	AS PER SITE	103.38 SQ.YD.	103.38 SQ.YD.
30-35	6	22'-0" X 45'-0"	110 SQ.YD.	660 SQ.YD.
36	1	AS PER SITE	104.26 SQ.YD.	104.26 SQ.YD.
37-56	20	22'-0" X 45'-0"	110 SQ.YD.	2200 SQ.YD.
TOTAL	56			6402.69 SQ. YD.

SOLD PLOT SHOW BUILT UP SHOW

OWNER: *[Signature]*

ARCHITECT: *[Signature]*
 Nanak Building Plans (Pvt.) Ltd.
 Chandigarh
 Mobile: 9815030005
 Paranjit Singh Sahni

Approved as per plan provisions

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

[Signature]
 ਅਮਰਪ੍ਰੀਤ ਕੌਰ ਬੱਲੋਂ
 ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ
 ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।