

# Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

TO

Owner: Sh. Amandeep Singh, Sh. Ramandeep Singh, Sh. Pawan Kumar, Sh. Hitesh Aggarwal, Smt. Hardeep Kaur, Smt. Nimal, Sh. Harjinder Singh, S. Amarjeet Singh, Sh. Kamal Kishore, Sh. Raghveer Singh, Smt. Arvinder Kaur, Deepak Kumar & Hardeep Singh  
Through M/s MVD Buildwell Pvt. Ltd.  
House No. 1853, ward No. 7 Sector 10 Kharar  
S.A.S. Nagar Mohali (Punjab)

No. ATP-DDLG-19/

Dated:

With reference to your offline applicant No. 101 dated 31.07.2019 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, 2013" vide notification No. 12/01/2017-5HG2/1806 dated 18.10.2018

1	Name of the Promoter(s)/Individual(s), Company, Firm	Sh. Amandeep Singh, Sh. Ramandeep Singh, Sh. Pawan Kumar, Sh. Hitesh Aggarwal, Smt. Hardeep Kaur, Smt. Nimal, Sh. Harjinder Singh, S. Amarjeet Singh, Sh. Kamal Kishore, Sh. Raghveer Singh, Smt. Arvinder Kaur, Deepak Kumar & Hardeep Singh Through M/s MVD Buildwell Pvt. Ltd.
2	Father's name (In case of Individuals)	
3	Name of Colony (If any)	Nature City MC Kharar
4	Location (Village with H.B. No.)	H.B. No. 184 MC Kharar
5	Total Area of colony in Sqaure yards (Acres) After Road Wending Area	11011 Sq. yd (2.275 Acr) 10625 Sq. yd (2.19524 Acr)
6	Total Saleable Area in Sqaure Yards (Acres) Residential : 5557.08 sq.yd Commercial : 174.27 sq.yd.	5731.35 Sq.yd (1.184 Acr)(53.94%)
7	Area Under Common Purpose Square Yds (Acre)	4893.64 sq.yd (1.011 acre)(46.06%)
8	Sold Area Square Yards (Acre)	597.36 Sq.yd (0.123 Acre) (10.42%)
9	Saleable are still with the promoter Square yards (Acre)	5134 Sq.yd (1.060 Acre) (89.58%)
10	No of plots saleable as per layout plan Resi. Plot 50 + Comm Plots 6	56 plots
11	Khasra No.	Attached as per Annexure "A"
12	Type of colony (Resi/Comm/Ind)	Residential/Comm
13	Year of establishment of the colony	Before 18.03.2018
14	Detail of Purchase	Attached 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 % ages No. of residential plots 50 + comm 6	5731.35 Sq.yd (1.184 Acr) (53.94%) 56 Plots
16	Area under public purpose with % age	4893.64 sq.yd (1.011 acre)(46.06%)
17	Public facilities provides in the colony, a) No. of parks/open space with area b) Parking c) No. of community center with area d) STP e) Water works f) Dispensary / Health centre g) Any other public use	4 Park Area 558.09 sq.yd NIL Nil 160.37 sq. yrd 100 sq. yd Nil NIL
18	Area under roads with % age	4075.18 sq.yd. 38.35%
19	Width of approach road	200'-0"
20	Width of internal roads (mention rang of width i.e. 30' etc.)	41', 40.9', 37'6" And 35'
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	G-8 No 59/1147 dated 15.02.2019 G-8 No. 42/1242 dated 27.06.2019 G-8 No. 1503/2019-20/002137 dated 09.12.19 G-8 No. 1503/ 2019-20/002028 dated 03.12.19
23	Fee/Charges received	32,07,170/-
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

#### Total Fees:

Total Area 11011 sq yard (2.27 acres)  
Road Wending Area 386 sq.yrd (0.079 acres)  
After Road Wending 10625 sq. yrd (2.195 acre)

#### PF Charges

PF (Residential)	10836.73 / 4840 x 225000.00	= 5,03,774.00
PF (Commercial )	174.27 / 4840 x 3000000	= 1,08,019.00
		= 6,11,793.00
5% UDC	(611793 x 5%)	= 30,590.00
Total PF		= 6,42,383.00
PF Paid		= 6,42,383.00

#### CLU Charges

CLU (Residential)	10836.73 / 4840 x 600000	= 13,43,397.00
CLU (Commercial)	174.27 / 4840 x 2625000	= 94,517.00
		=14,37,914.00
5% UDC	(1437914 x 5%)	= 71,896.00
Total CLU=		= 15,09,810.00
CLU Paid		= 15,09,810.00

#### EDC Charges

EDC (Residential)	10836.73 / 4840 x 2250000	= 50,37,737.00
EDC (Commercial)	174.27 / 4840 x 5625000	= 2,02,535.00
		= 52,40,272.00
5% UDC	(5240272 x 5%)	= 2,62,014.00
		= 55,02,286.00
15% of EDC		= 8,25,343.00
EDC Paid		= 8,25,343.00
Pending EDC (85%)		= 46,76,943.00

#### SIF

SIF (642383+1509810+5502286)= 7654479 x 3%	= 2,29,634.00
SIF Paid	= 2,29,634.00

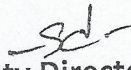
Payment Schedule of remaining Amount = 4676943/-

Sr. no	Due Date of Payment	No. of installment of EDC	Amount of EDC Principal	Interest @ 10%	Total Payment
1.		Ist	467695	233847	701542
2.		IInd	467695	210463	678158
3.		IIIRD	467695	187078	654773
4.		Ivth	467694	163693	631387
5.		Vth	467694	140308	608002
6.		Vith	467694	116924	584618
7.		VIIth	467694	93539	561233
8.		VIIIth	467694	70154	537848
9.		Ixth	467694	46769	514463
10.		Xth	467694	23385	491079
	Total		4676943	1286160	5963103

Note:-

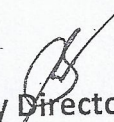
1. No separate notice shall be issued for the payment of installments.
2. Executive officer, MC Kharar vide letter No. 922 dated 31.07.2019 & letter No. 1569 dated 11.12.2019 G-8 No 59/1147 dated 15.02.2019 Rs. 8,00,000/- & G-8 No. 42/1242 dated 27.06.2019 Rs. 9,00,000/- & G-8 No. 1503/2019-20/002137 dated 09.12.2019 Rs. 573170/- & G-8 No. 1503/ 2019-20/002028 dated 03.12.2019 Rs. 934000/- (Total Amount of Rs 3207170/-) had informed to this office that 100% PF / UDC, CLU / UDC, SIF and 15% deposited EDC/UDC charges has 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 be liable to be cancelled.
4. This Regularization Certificate is granted subject to the decision CWP No.4018 of (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 document 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 day 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 deeds sale agreements/power of attorney within one year from the date issuance of this provisional regularization certificate.
7. Condition for regularization of colony.(1) The area under roads, open spaces, parks and other utilities shall be transferred in the name of Residents Welfare Association of the colony, if there is no registered Residents Welfare Association then the Area under roads under roads ,open spaces, parks and other utilities shall be transferred in the name of the concerned urban developments / local authority as the case may be which will ultimately be transferred to the name of residents welfare Association when formed. The maintenance of these areas shall be 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 applicant is found false/incorrect at any stage, the compounding of the offence shall stand withdrawn penal action against the applicant shall be initiated.

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

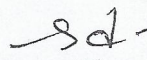
Endst. No. S1-DDLG-19/ 290      Dated 19/12/2019

A copy of the above is forwarded to the Executive Officer, Municipal Council, Kharar with the direction a seprate 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.

  
Deputy Director –cum-  
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Government, Patiala.

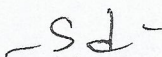
Endst. No. S1-DDLG-19/      Dated

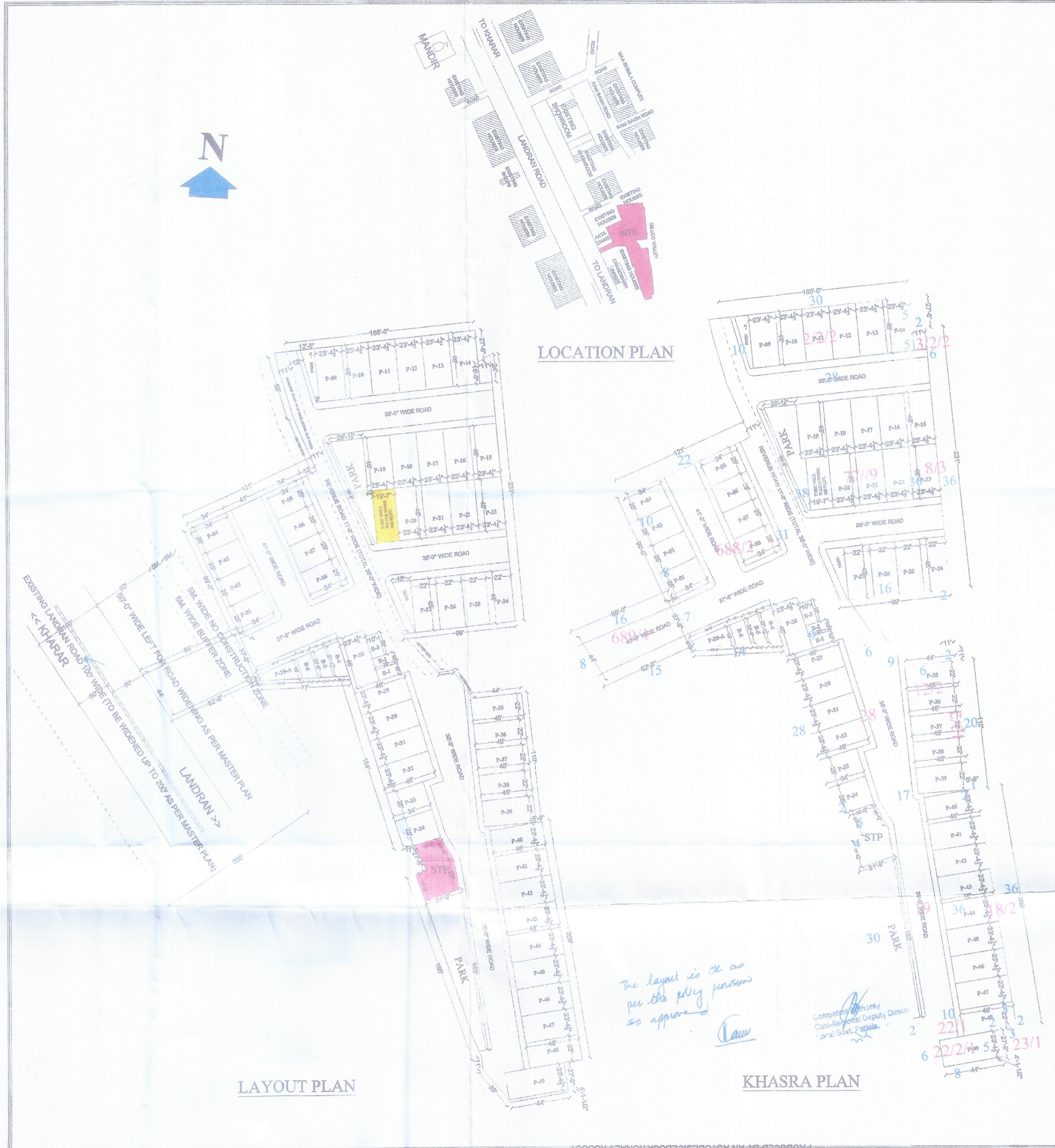
A copy of the above is forwarded to RERA, Punjab for information and necessary action.

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

Endst. No. S1-DDLG-19/      Dated

A copy of the above is forwarded to the Chief Town Planner, Local Government, Punjab Chandigarh for information and necessary action.

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



LAYOUT PLAN

KHASRA PLAN

The layout is as per the plan so approved  
*Law*

Competent Authority  
 Cum-Regional Deputy Director  
 Local Govt. Patiala

**LAYOUT PLAN FOR THE RESIDENTIAL COLONY "NATURE CITY" AT RAKBA KHARAR, TEHSIL KHARAR, DISTT. S.A.S. NAGAR (PB)**

**DETAIL OF AREA**

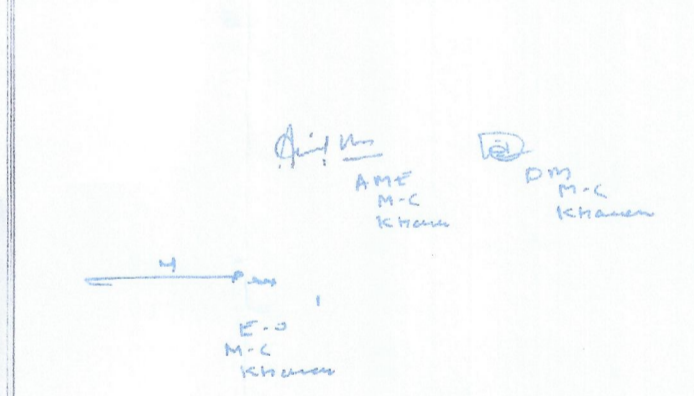
TOTAL LAND = 99099 SQ.FT. OR 11011 SQ.YDS. (2.27 ACAR) OR 9210 SQ.M.  
 AREA UNDER MASTER PLAN ROAD WIDENING = 3473.93 SQ.FT. OR 386 SQ.YDS. OR 322.85 SQ.M. (3.50%)  
 TOTAL NET AREA AFTER ROAD WIDENING = 95625.07 SQ.FT. OR 10625 SQ.YDS. OR 8887.15 SQ.M.  
 AREA UNDER COMMERCIAL PLOTS = 1568.43 SQ.FT. OR 174.27 SQ.YDS. OR 145.76 SQ.M. (1.64%)  
 AREA UNDER RESIDENTIAL PLOTS = 50013.72 SQ.FT. OR 5557.08 SQ.YDS. OR 4648.11 SQ.M. (52.30%)  
 AREA UNDER PARK = 5022.88 SQ.FT. OR 558.09 SQ.YDS. OR 466.64 SQ. M. (5.25%)  
 AREA UNDER ROAD = 36676.69 SQ.FT. OR 4075.18 SQ.YDS. OR 3408.61 SQ. M. (38.35%)  
 AREA UNDER S.T.P. = 1443.35 SQ.FT. OR 160.37 SQ.YDS. OR 134.14 SQ. M. (1.51%)  
 AREA UNDER TUBEWELL = 900 SQ.FT. OR 100 SQ.YDS. OR 85.64 SQ. M. (0.96%)  
 AREA OF SOLD PLOTS = 5376.25 SQ.FT. OR 597.36 SQ.YDS. OR 499.65 SQ. M. (10.42%)  
 AREA OF UNSOLD PLOTS = 46205.9 SQ.FT. OR 5134 SQ.YDS. OR 4148.46 SQ. M. (89.58%)  
 NO. OF RESIDENTIAL PLOTS = 50 NOS.  
 BUILT UP PLOTS =  
 SOLD PLOTS = 5

**AREA STATEMENT**

RESIDENTIAL PLOT				
PLOT NO.	SIZE	PLOT AREA (SQ.YDS)	TOTAL AREA (SQ.YDS)	
1-4	8	20'0" x 25'0"	94.44 SQ.YDS.	792.55 SQ.YDS.
9-21	15	25'0" x 46'0"	119.47 SQ.YDS.	1792.68 SQ.YDS.
24-27	4	22'0" x 45'0"	118 SQ.YDS.	440 SQ.YDS.
28-4	1	AS PER SITE		46.9 SQ.YDS.
38-52	5	20'0" x 46'0"	110.47 SQ.YDS.	597.36 SQ.YDS.
33-34	2	25'0" x 35'0"	94.44 SQ.YDS.	188.89 SQ.YDS.
35-39	5	25'0" x 45'0"	118 SQ.YDS.	590 SQ.YDS.
40-47, 49	9	25'0" x 46'0"	119.47 SQ.YDS.	1079.23 SQ.YDS.
48	1	22'0" x 46'0"	112.44 SQ.YDS.	112.44 SQ.YDS.
TOTAL				6897.89 SQ. YDS.

COMMERCIAL PLOT				
PLOT NO.	SIZE	PLOT AREA (SQ.YDS)	TOTAL AREA (SQ.YDS)	
B1-B3	3	19'0" x 28'0"	22.22 SQ.YDS.	66.66 SQ.YDS.
B4-B6	3	AS PER SITE		107.61 SQ.YDS.
TOTAL				174.27 SQ. YDS.



SOLD PLOT SHOW  BUILT UP SHOW

OWNER *Kumar*  
*Anand Kumar*

ARCHITECT *[Signature]*