

M.E. | A.M.E. Sh. Amrit Kumar
 12/8/2020 for NIA

Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

To

M/S Omega Infra Estates Pvt. Ltd. Through Director Amritpal Singh Agreement/
 Consent from Sh. Hardev Singh, Sh. Gurcharan Singh S/O Sh. Jageer Singh &
 Consent from Sh. Jaswant Singh, Sh. Satnam Singh S/O Sh. Hardev Singh, Sh.
 Gurpreet Singh, Sh. Nirpal Singh S/O Late Sh. Gurcharan Singh & Consent from
 Smt.. Surinder kaur W/O late Sh. Arjun Singh Sh. Ajit Singh, Sh. Hazura Singh S/O
 Sh. Amar Singh Sh. Gurinderjit Singh Sh. Jagjit Singh S/O Sh. Ajit Singh Kharar

No. ATP-DDLG-20/

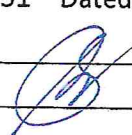
Dated:

With reference to your offline applicant No. 252 dated 12.02.2020 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, 2013" vide notification No. 12/01/2017-5HG2/1806 dated 18.10.2018 of para no. 9(B), the committee members held a meeting on dated 07-07-2020 regarding regularization of unauthorized colony. In meeting, file of Omega Empire, Kharar, is discussed. After discussions and removing all discrepancies, Collective report and minutes of meeting are put up by the concerned committee members. 1. Executive Officer, Sh. Sangeet Kumar, 2. Town Planner Smt. Amarpreet Kaur Ball, 3. Tehsildar/Naib Sh. Puneet Bansal, 4. Superintending Engineer Sh. Kuldeep Verma, 5. Fire Officer Sh. Mohan Lal Verma. After following all legal procedures Provisional Regularization Certificate is being issued.

1	Name of the Promoter(s)/Individual(s), Company, Firm	M/S Omega Infra Estates Pvt. Ltd. Through Director Amritpal Singh Agreement/ Consent from Sh. Hardev Singh, Sh. Gurcharan Singh S/O Sh. Jageer Singh & Consent from Sh. Jaswant Singh, Sh. Satnam Singh S/O Sh. Hardev Singh, Sh. Gurpreet Singh, Sh. Nirpal Singh S/O Late Sh. Gurcharan Singh & Consent from Smt.. Surinder kaur W/O late Sh. Arjun Singh Sh. Ajit Singh, Sh. Hazura Singh S/O Sh. Amar Singh Sh. Gurinderjit Singh Sh. Jagjit Singh S/O Sh. Ajit Singh Kharar
2	Father's name (In case of Individuals)	-
3	Name of Colony (If any)	Omega empire Kharar
4	Location (Village with H.B. No.)	H.B-183 Tehsil Kharar
5	Total Area of colony in Sqaure yards (Acres)	24655 sq.yd. (5.094 acre)
6	Total Saleable Area in Sqaure Yards (Acres)	10615.76 sq.yd (2.193 acre) (43.06%)
	Saleable residential	10564.66 sq.yd (2.182 acre) (42.85%)
	Saleable commercial	51.10 sq.yd (0.010 acre) (0.21%)
7	Area Under Common Purpose Square Yds (Acre)	14039.24sq.yd (2.900 acre) (56.94%)
8	Sold Area Square Yards (Acre)	892 Sq.yd (0.184 Acre) (8.40%)
9	Saleable are still with the promoter Square yards (Acre)	9723.76Sq.yd (2.009 Acre) (91.60%)
10	No of plots saleable as per layout plan Residential = 102 Commercial = 2	104 plots
11	Khasra No.	Attached as per Annexure "A"

12	Type of colony (Resi/Comm/Ind)	Residential / commercial
13	Year of establishment of the colony	Before 31.03.2013
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 /commercial plots	10615.76 sq.yd (2.193 acre) (43.06%) 10564.66 sq.yd (2.182 acre) (42.85%) 51.10 sq.yd (0.010 acre) (0.21%) 104 Plot
16	Area under public purpose with % age	14039.24sq.yd (2.900 acre) (56.94%)
17	Public facilities provides in the colony, if any a) No. of parks/open space with area b) Parking c) No. of community center with area d) STP e) Water works and OHSR f) Reserve land for future expn. g) Any other public use	Park Area 1557.77 sq.yd. 292 sq.yd Nil 151 sq.yd. 100 sq.yd. 568.99 sq.yd 211.44 sq.yd.
18	Area under roads with %	11158.04 sq.yd. 45.25%
19	Width of approach road	60'-0"
20	Width of internal roads (mention rang of width i.e. 30' etc.)	30'-0",
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	Receipt No. 50/1147 Dated 13/2/2019 Rs.35,00000, Receipt No 3478 Dated 17/2/2020 Rs.10,00000, Receipt No 4150 Dated22/4/2020 Rs.10,00000, Receipt No4151 Dated 28/04/2020 Rs.5,00000
23	Fee/Charges received	60,00000/- 
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

Total Fees:

Total Area	24655 sq.yd
Area under Road widening	928.27 sq.yd
Net Area =	23726.73 Sq. Yards.
Residential Area	24603.90 sq.yd
Commercial Area	51.10 sq.yd

PF Charges

PF (Residential)	24603.90 / 4840 x 225000.00	= 11,43,776.00
PF (Commercial)	51.10 / 4840 x 3000000.00	= 31,674.00
	Total	= 11,75,450.00

CLU Charges

CLU (Residential)	24603.90 / 4840 x 375000	= 19,06,294.00
CLU (Commercial)	51.10/ 4840 x 1875000	= 19,796.00
	Total	= 19,26,090.00

EDC Charges

EDC (Residential)	24603.90 / 4840 x 2250000.00	= 1,14,37,763.00
EDC (Commercial)	51.10/ 4840 x 5625000.00	= 5,9,388.00
	Total	= 11,49,7151.00
15% of EDC		= 17,24,573.00
EDC Paid		= 21,68,525.00
Pending 85%		= 93,28,626.00

UDC

UDC (11,75,450.00+19,26,090.00+11,49,7151.00)= 14598691 @ 5%
=729935.00

UDC Paid =729935.00

Payment Schedule of remaining Amount = 93,28,626.00

The balance amount of EDC amounting to Rs. 93,28,626/- 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.		Ist	932863	466432	1399295
2.		IIInd	932863	419788	1352651
3.		IIIInd	932863	373145	1306008
4.		IVth	932863	326502	1259365
5.		Vth	932863	279859	1212722
6.		VIth	932863	233216	1166079
7.		VIIth	932862	186573	1119435
8.		VIIIth	932862	139930	1072792
9.		IXth	932862	938686	1026148
10.		Xth	932862	46643	979505
	Total		6328626	2565374	11894000

Note:-

1. No separate notice shall be issued for the payment of installments.
2. Executive officer, MC Kharar vide letter No. 853 dated 03.07.2020 and 1008 Dated 30/7/2020 Receipt No. 50/1147 Dated 13/2/2019 Rs.35,00000, Receipt No3478 Dated 17/2/2020 Rs.10,00000, Receipt No 4150 Dated22/4/2020 Rs.10,00000, Receipt No4151 Dated 28/04/2020 Rs.5,00000(Total Amount of.Rs 60,00000./-) had informed to this office that 100% PF / UDC, CLU / UDC, SIF and 15% deposited EDC/UDC charges (The total amount Rs.60,00000/-) 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.

- 81 -
Deputy Director -cum-
Competent Authority Local
Government, Patiala.

Dated 14/08/2020

ndst. No. S1-DDLG-20/ 138

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.

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

Endst. No. S1-DDLG-20/

Dated

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

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

Endst. No. S1-DDLG-20/

Dated

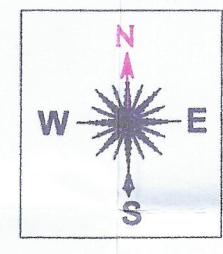
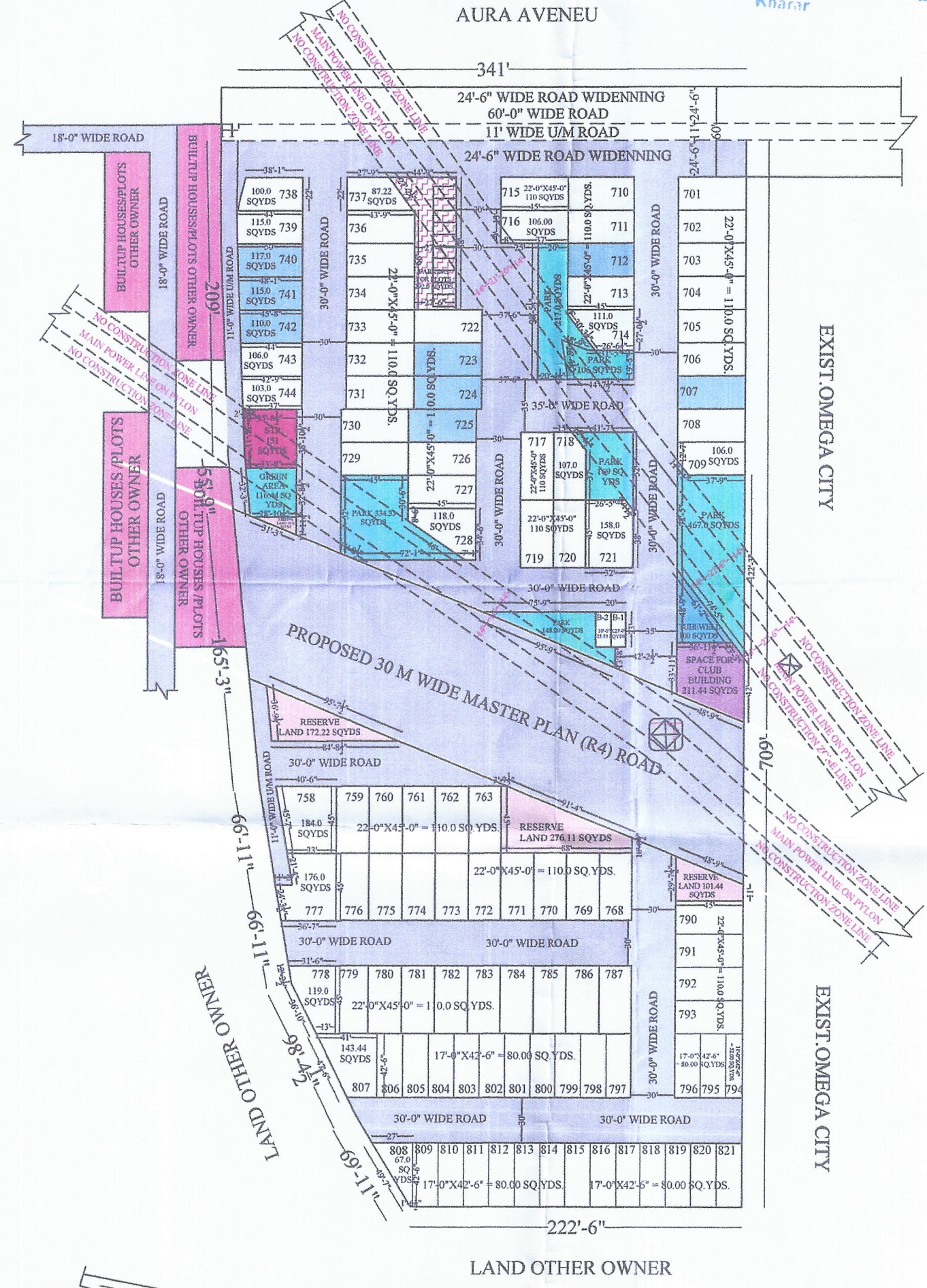
A copy of the above is forwarded to the Chief Town Planner, Local Government , Punjab Chandigarh for information and necessary action.

- 81 -
Deputy Director -cum-
Competent Authority Local
Government, Patiala.

OMEGA EMPIRE
RAKBA KHANPUR
(M.C KHARAR)

[Signature]
 Executive Officer
 Municipal Council,
 Kharar

Submittal Plan
[Signature]
 Municipal Engineer
 Municipal Council, Kharar
[Signature]
 Draftsman
 Municipal Council, Kharar
[Signature]
 Building Inspector
 Municipal Council, Kharar



AREA STATEMENT:-

TOTAL LAND AREA	= 24655.00 SQ.YDS
	(5.094 ACRE)
TOTAL SALEABLE AREA (RESL.)	= 10564.66 SQYDS
	= 42.85% (OF TOTAL LAND)
TOTAL SALEABLE AREA (COMM.)	= 51.1 SQYDS
	= 0.21 % (OF TOTAL LAND)
NET SALEABLE AREA = 10564.66 + 51.1	= 10615.76 SQYDS.
	= 43.06% (OF TOTAL LAND)
PARKING FOR PLOTS	= 292.00 SQYDS. (1.18%)
WATERWORKS	= 100.00 SQYDS. (.41%)
STP	= 151.00 SQYDS. (.61%)
PARK/RWHS	= 1557.77 SQYDS. (6.32%)
CLUB BUILDING	= 211.44 SQYDS. (.86%)
RESERVE LAND FOR FUTURE EXPN.	= 568.99 SQYDS. (2.31%)
ROADS AREA	= 11158.04 SQYDS (45.25%)
ROADS WIDENING = 928.27 YDS. ROAD = 10229.77 YDS	
SOLD PLOT AREA (RESL.)	= 892.00 SQYDS
	= 8.40 % (OF TOTAL SALEABLE AREA)
TOTAL NO. OF PLOTS	= 104 NO.
RESIDENTIAL	= 102 NO.
COMMERCIAL	= 2 NO.
SOLD PLOTS :-	
RESIDENTIAL	= 8 NO.
COMMERCIAL	= 0 NO.
UNSOLD PLOTS :-	
RESIDENTIAL	= 94 NO.
COMMERCIAL	= 2 NO.

LEGEND :-

- PARK
- TUBEWELL
- STP
- ROAD
- SOLD PLOT
- UNSOLD PLOT
- PARKING FOR PLOTS
- CLUB BUILDING
- RESERVE LAND FOR FUTURE
- BUILT UP HOUSES/ PLOTS OTHER OWNER

RESIDENTIAL AREA DETAIL

S.NO.	PLOT SIZE	AREA SQYDS	PLOT NO.	NO. OF PLOTS	TOTAL SQYDS
1	22'-0"X45'-0"	110.00	701 TO 708	8	880.00
2	AS PER SITE	106.00	709	1	106.00
3	22'-0"X45'-0"	110.00	710 TO 713	4	440.00
4	AS PER SITE	111.00	714	1	111.00
5	22'-0"X45'-0"	110.00	715	1	110.00
6	AS PER SITE	106.00	716	1	106.00
7	22'-0"X45'-0"	110.00	717	1	110.00
8	AS PER SITE	107.00	718	1	107.00
9	22'-0"X45'-0"	110.00	719 TO 720	2	220.00
10	AS PER SITE	158.00	721	1	158.00
11	22'-0"X45'-0"	110.00	722 TO 727	6	660.00
12	AS PER SITE	118.00	728	1	118.00
13	22'-0"X45'-0"	110.00	729 TO 736	8	880.00
14	AS PER SITE	87.22	737	1	87.22
15	AS PER SITE	100.00	738	1	100.00
16	AS PER SITE	115.00	739	1	115.00
17	AS PER SITE	117.00	740	1	117.00
18	AS PER SITE	115.00	741	1	115.00
19	AS PER SITE	110.00	742	1	110.00
20	AS PER SITE	106.00	743	1	106.00
21	AS PER SITE	97.00	744	1	97.00
22	AS PER SITE	184.00	758	1	184.00
23	22'-0"X45'-0"	110.00	759 TO 763	5	550.00
24	22'-0"X45'-0"	110.00	768 TO 776	9	990.00
25	AS PER SITE	176.00	777	1	176.00
26	AS PER SITE	119.00	778	1	119.00
27	22'-0"X45'-0"	110.00	779 TO 787	9	990.00
28	22'-0"X45'-0"	110.00	790 TO 793	4	440.00
29	11'-0"X42'-6"	52.00	794	1	52.00
30	17'-0"X42'-6"	80.00	795 TO 806	12	960.00
31	AS PER SITE	143.44	807	1	143.44
32	AS PER SITE	67.00	808	1	67.00
33	17'-0"X42'-6"	80.00	809 TO 821	13	1040.00
TOTAL =				102	10564.66

SOLD PLOT RESIDENTIAL AREA DETAIL

S.NO.	PLOT SIZE	AREA SQYDS	PLOT NO.	NO. OF PLOTS	TOTAL SQYDS
1	22'-0"X45'-0"	110.00	707	1	110.00
2	22'-0"X45'-0"	110.00	712	1	110.00
3	22'-0"X45'-0"	110.00	723 TO 725	3	330.00
4	AS PER SITE	117.00	740	1	117.00
5	AS PER SITE	115.00	741	1	115.00
6	AS PER SITE	110.00	742	1	110.00
TOTAL =				8	892.00

FOR OFFICE USE:-

LAYOUT is technically approved as per policy provisions

[Signature]
 Amarpreet Kaur
 Town Planner
 Deptt. of Local Government, Punjab

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

DRG.-: 01 LAYOUT PLAN , LOCATION PLAN , SITE PLAN



For Omega Infra Estates Pvt. Ltd.
 Mang. Director

ARCHITECTS:-

OWNER SIGN:-

COMMERCIAL AREA DETAIL

S.NO.	PLOT SIZE	AREA SQYDS	PLOT NO.	NO. OF PLOTS	TOTAL SQYDS
1	10'-0"X23'-0"	25.55	B-1 TO B-2	2	51.1
TOTAL =				2	51.1



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