

# Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

TO

Promoter : Sh. Bahadur Singh and Sh. Kulbir Singh  
Consent Holder from Smt. Amarjeet Kaur, Jaspal Kaur,  
Balbir Kaur, Smt. Amarjeet Kaur W/O Sh. Karam Singh  
Sh. Swaran Singh & Sh. Iqbal Singh  
Village Badmajra Tehsil & District Mohali

No. ATP-DDLG-19/  
Dated:

With reference to your offline applicant No. 126 dated 17.09.2019 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, 2013" vide notification No. 12/01/2017-5HG2/1806 dated 18.10.2018

1	Name of the Promoter(s)/Individual(s), Company, Firm	Promoter: Sh. Bahadur Singh and Sh. Kulbir Singh Consent Holder from Smt. Amarjeet Kaur, Jaspal Kaur, Balbir Kaur, Smt. Amarjeet Kaur W/O Sh. Karam Singh Sh. Swaran Singh & Sh. Iqbal Singh
2	Father's name (In case of Individuals)	-
3	Name of Colony (If any)	Paul Homes (MC Kharar)
4	Location (Village with H.B. No.)	H.B-29 Village Jhungian Tehsil Kharar District Mohali MC Kharar
5	Total Area of colony in Sqaure yards (Acres) Road Widening After road widening Residential 18485.18 sq.yd. Commercial 1150.96 sq.yd.	21040.91 sq.yd. (4.34 Acre) 1404.77 sq.yd. 19636.14 sq.yd. (4.057 Acre)
6	Total Saleable Area in Sqaure Yards (Acres) Residential 11695.78 sq.yd. Commercial 576.66 sq.yd.	12276.44 Sq.yd (2.536 Acr) (61.25%)
7	Area Under Common Purpose Square Yds (Acre)	7359.70 Sq.yd (1.520 Acr) (38.75%)
8	Sold Area Square Yards (Acre)	2591 Sq.yd (0.535 Acr) (21.10%)
9	Saleable are still with the promoter Square yards (Acre)	9685.44 Sq.yd (2.001 Acr) (78.90%)
10	No of plots saleable as per layout plan Residential 95 No. & Commercial 22 No.	117 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 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	12276.44 Sq.yd (2.536 Acr) (61.25%) 117 Plots
16	Area under public purpose with % age	7359.70 Sq.yd (1.520 Acr) (38.75%)
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 and OHSR f) Dispensary / Health centre g) Any other public use	3 Park Area 1013.98 sq.yd NIL Nil NIL 250.13 sq.yd. 1.23% Nil NIL
18	Area under roads with % age	5521.29 sq.yd. 28.12%
19	Width of approach road	60'-0" & 40'-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	G-8 No 1503/2019-20/000102 dt 13.09.2019 G-8 No 1503/2019-20/000103 dt 13.09.2019 G-8 No 1503/2019-20/000104 dt 13.09.2019 G-8 No 1503/2019-20/002200 dt 11.12.2019
23	Fee/Charges received	60,00,000/-
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

**Total Fees:**

Total Area 21040.91 sq yard (4.34 acres)  
Road Wending Area 1404.77 sq.yrd (0.290 acres)  
After Road Wending 19636.14 sq. yrd (4.057 acre)

**PF Charges**

PF (Residential) 19889.95 / 4840 x 225000.00 = 9,24,637.00  
PF (Commercial) 1150.96 / 4840 x 3000000 = 7,13,405.00  
= 16,38,042.00  
5% UDC (1638042 x 5%) = 81,903.00  
Total PF = 17,19,945.00  
PF Paid = 17,19,945.00

**CLU Charges**

CLU (Residential) 19889.95 / 4840 x 375000 = 15,41,061.00  
CLU (Commercial) 1150.96 / 4840 x 1875000 = 4,45,879.00  
= 19,86,940.00  
5% UDC (1986940 x 5%) = 99,347.00  
Total CLU= = 20,86,287.00  
CLU Paid = 20,86,287.00

**EDC Charges**

EDC (Residential) 19889.95 / 4840 x 2250000 = 92,46,362.00  
EDC (Commercial) 1150.96 / 4840 x 5625000 = 13,37,635.00  
= 1,05,83,997.00  
5% UDC (10583997 x 5%) = 5,29,200.00  
Total EDC = 1,11,13,197.00  
15% of EDC = 16,66,980.00  
15% EDC Paid = 17,46,185.00  
Pending 85% = 93,67,012.00

**SIF**

SIF (1719945+2086287+11113197)= 14919429 x 3% = 4,47,583.00  
SIF Paid = 4,47,583.00


**Payment Schedule of remaining Amount = 93,67,012/-**

Sr. no	Due Date of Payment	No. of installment of EDC	Amount of EDC Principal	Interest @ 10%	Total Payment
1.		Ist	936702	468351	1405053
2.		IIInd	936702	421516	1358218
3.		IIIInd	936701	374680	1311381
4.		IVth	936701	327845	1264546
5.		Vth	936701	281010	1217711
6.		VIth	936701	234175	1170876
7.		VIIth	936701	187340	1124041
8.		VIIIth	936701	140505	1077206
9.		IXth	936701	93670	1030371
10.		Xth	936701	46835	983536
	<b>Total</b>		<b>9367012</b>	<b>2575927</b>	<b>11942939</b>

**Note:-**


1. No separate notice shall be issued for the payment of installments.
2. Executive officer, MC, Kharar vide letter No. 1164 dated 17.09.2019, G-8 No. 1503/2019-20/000102 dated 13.09.2019 Rs. 300000/-, G-8 No. 1503/2019-20/000103 dated 13.09.2019 Rs. 1600000/-, G-8 No. 1503/2019-20/000104 dated 13.09.2019 Rs. 1600000/- & Letter No. 1608 dated 16.12.2019 - G-8 No 1503/2019-20/002200 dated 11.12.2019 Rs. 2500000/- had informed to this office that 100% PF / UDC, CLU / UDC, SIF and 15% deposited EDC/UDC charges (The total amount Rs. 60,00,000/-) 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/ 294      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-  
Competent Authority Local  
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.

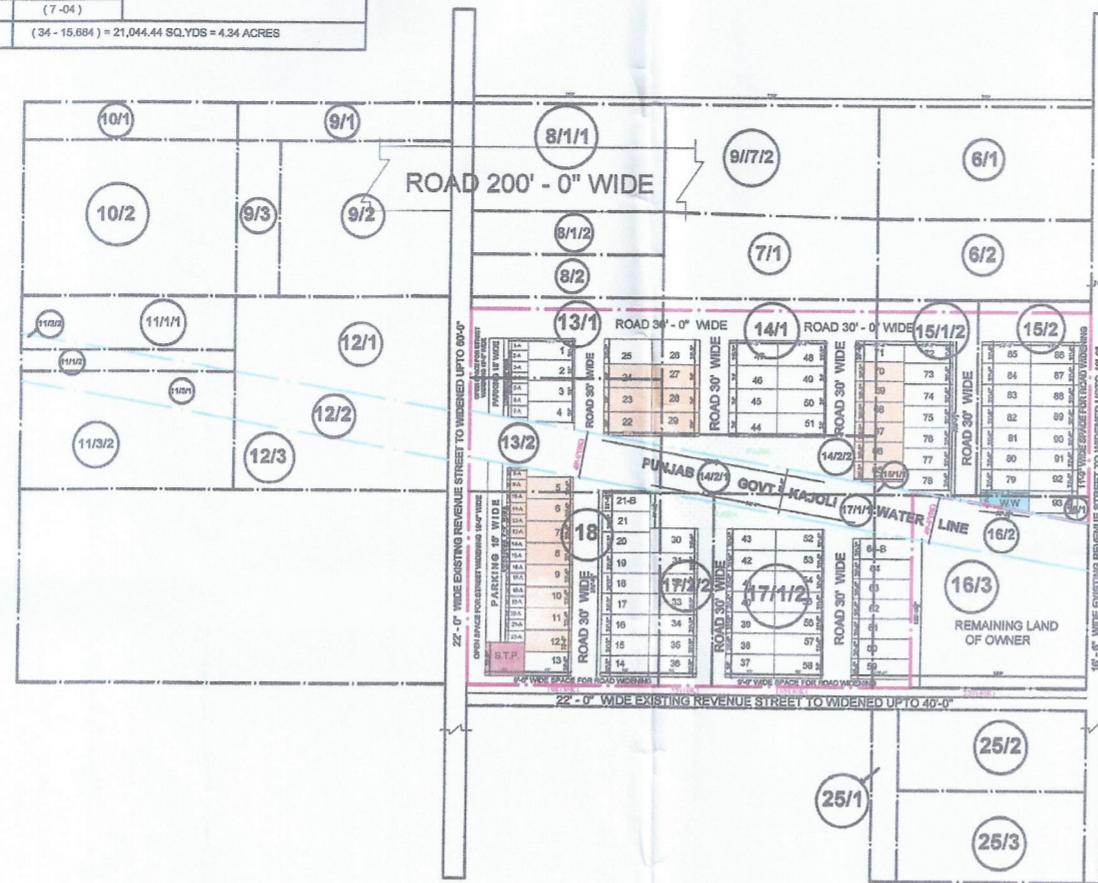
  
Deputy Director -cum-  
Competent Authority Local  
Government, Patiala.

RESIDENTIAL PLOTS				
P. NO.	SIZE	AREA	NO. OF PLOTS	TOTAL AREA
1	21'-8"x48'-0"	114.66 SQ. YDS.	01	114.66 SQ. YDS.
2 TO 4	21'-0"x48'-0"	112.00 SQ. YDS.	03	336.00 SQ. YDS.
5 TO 12	22'-8"x48'-0"	120.00 SQ. YDS.	08	960.00 SQ. YDS.
13	24'-8"x48'-0"	130.66 SQ. YDS.	01	130.66 SQ. YDS.
14 TO 21	21'-3"x50'-0"	144.44 SQ. YDS.	08	944.44 SQ. YDS.
21-B	21'-4"x50'-0"	118.75 SQ. YDS.	01	118.75 SQ. YDS.
22 TO 24	24'-0"x50'-0"	133.33 SQ. YDS.	03	400.00 SQ. YDS.
25	25'-3"x50'-0"	140.27 SQ. YDS.	01	140.27 SQ. YDS.
26	25'-3"x50'-0"	140.27 SQ. YDS.	01	140.27 SQ. YDS.
27 TO 29	24'-0"x50'-0"	133.33 SQ. YDS.	03	400.00 SQ. YDS.
30	25'-8"x50'-0"	141.66 SQ. YDS.	01	141.66 SQ. YDS.
31 TO 36	21'-3"x50'-0"	118.06 SQ. YDS.	06	708.33 SQ. YDS.
37	24'-0"x50'-0"	133.33 SQ. YDS.	01	133.33 SQ. YDS.
38 TO 43	21'-8"x50'-0"	118.44 SQ. YDS.	06	710.66 SQ. YDS.
44 TO 46	24'-0"x50'-0"	133.33 SQ. YDS.	03	400.00 SQ. YDS.
47 TO 48	25'-3"x50'-0"	140.27 SQ. YDS.	02	280.55 SQ. YDS.
49 TO 51	24'-0"x50'-0"	133.33 SQ. YDS.	03	400.00 SQ. YDS.
52 TO 57	21'-8"x50'-0"	119.44 SQ. YDS.	06	716.66 SQ. YDS.
58	24'-0"x50'-0"	133.33 SQ. YDS.	01	133.33 SQ. YDS.
59 TO 64	20'-8"x50'-0"	137.80 SQ. YDS.	06	826.83 SQ. YDS.
64-B	21'-3"x50'-0"	142.84 SQ. YDS.	01	142.84 SQ. YDS.
65 TO 70	20'-3"x50'-0"	112.50 SQ. YDS.	06	675.00 SQ. YDS.
71	20'-4"x50'-0"	113.19 SQ. YDS.	01	113.19 SQ. YDS.
72 TO 85	21'-8"x50'-0"	119.44 SQ. YDS.	14	1672.22 SQ. YDS.
86 TO 92	21'-8"x48'-0"	118.25 SQ. YDS.	07	827.75 SQ. YDS.
93	22'-8"x48'-0"	128.38 SQ. YDS.	01	128.38 SQ. YDS.
TOTAL			96	11,896.78 SQ. YDS.

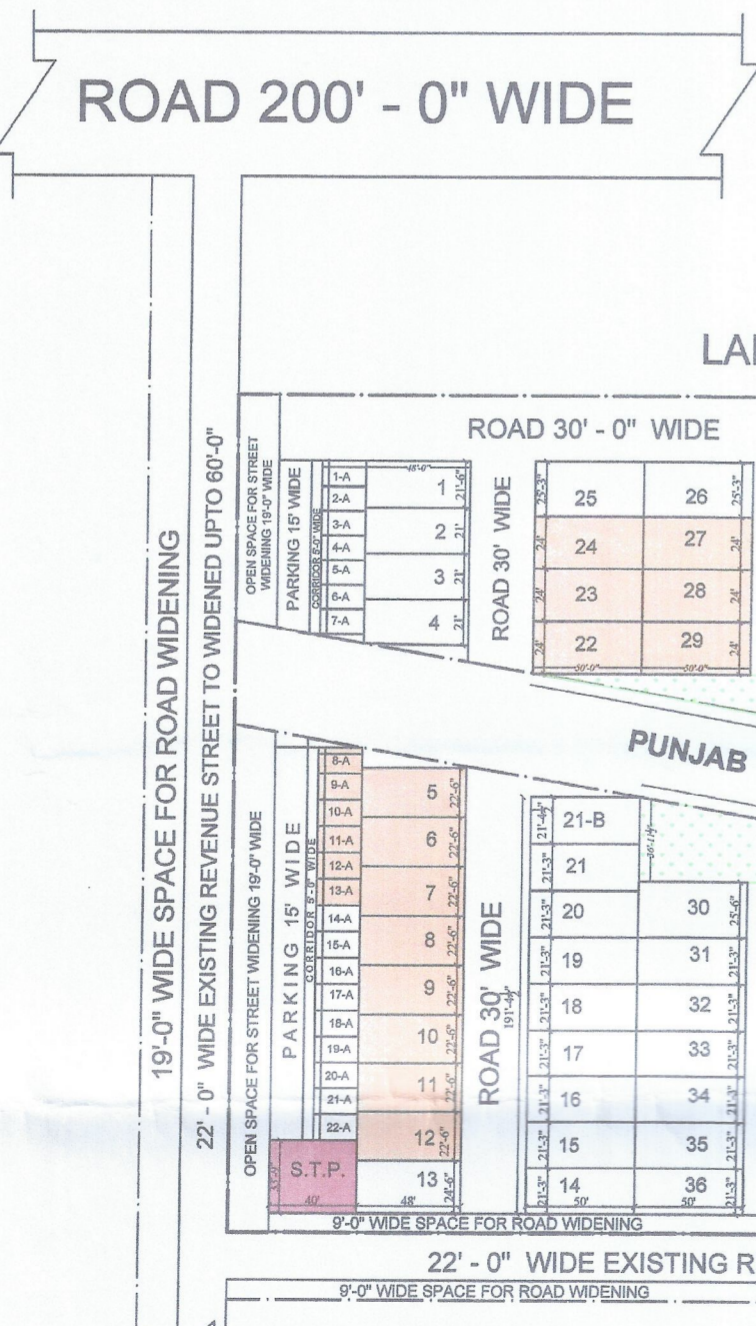
  

COMMERCIAL PLOTS				
P. NO.	SIZE	AREA	NO. OF PLOTS	TOTAL AREA
1-A	12'-0"x20'-0"	26.66 SQ. YDS.	01	26.66 SQ. YDS.
2-A TO 7-A	11'-3"x20'-0"	25.00 SQ. YDS.	06	150.00 SQ. YDS.
8-A TO 22-A	12'-0"x20'-0"	22.22 SQ. YDS.	15	400.00 SQ. YDS.
TOTAL			22	576.66 SQ. YDS.

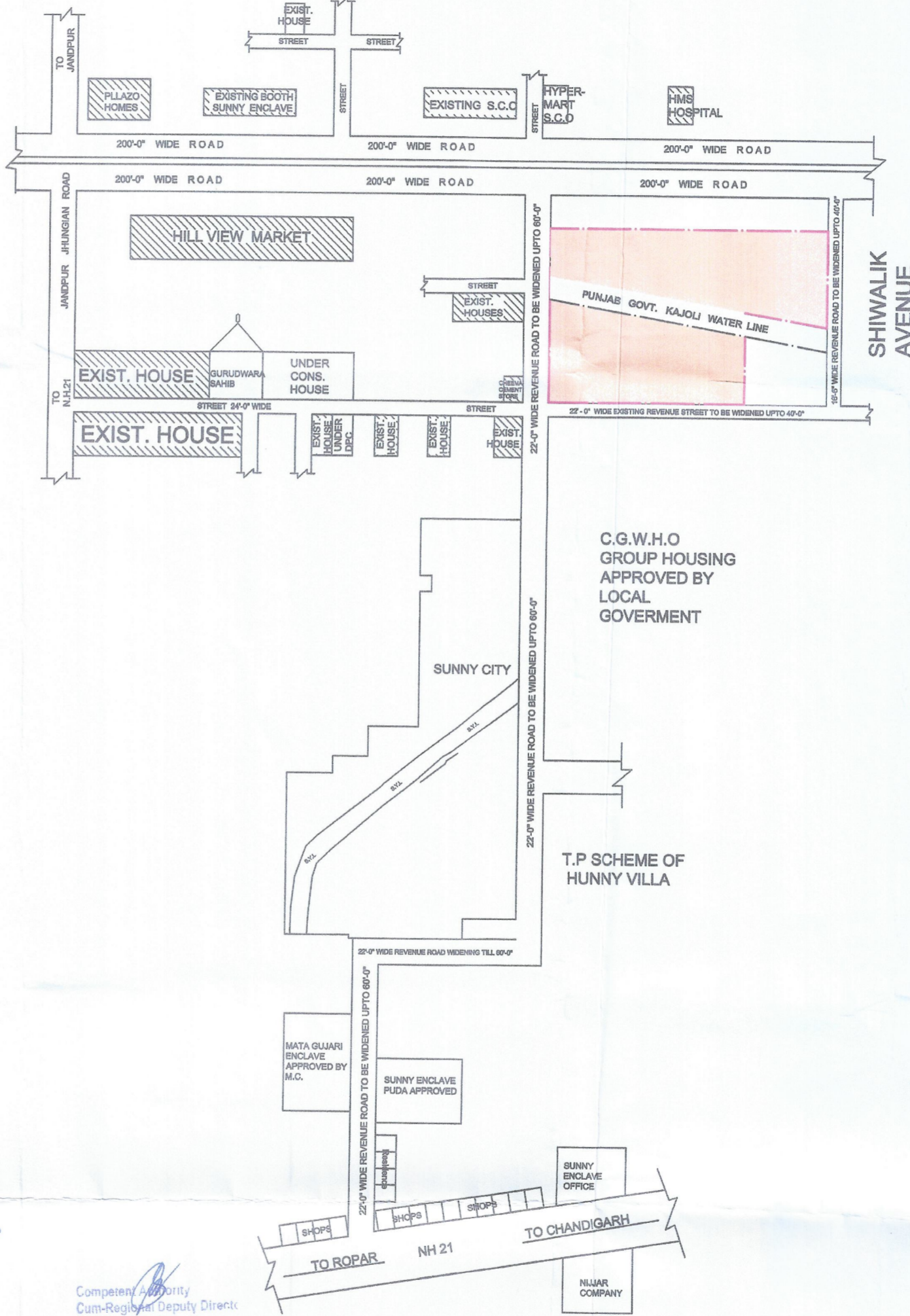
AREA STATEMENT				
S. NO.	KHASRA NO.	KHASRA WISE AREA	REMAINING NET AREA FOR REGULARIZATION	NAME OF OWNER
131	(4-04)	(2-12)	(2-12)	
132	(3-0)	(2-10.66)	(2-10.66)	
140	(5-11)	(8-02)	(8-02)	SH. JORAL SINGH S/O SH. GURMEET SINGH
142/2	(1-7)	(1-7)	(1-7)	SMT. AMARJEET KAUR D/O SH. GURMEET SINGH, SH. SWARN SINGH D/O SH. GURMEET SINGH, SMT. JASPAL KAUR, TWO BROTHER SINGH, SMT. AMARJEET KAUR, W/O SH. KARAM SINGH & SMT. BALDEW KAUR, W/O SH. PARAS SINGH
16/2	(3-15)	(3-11)	(3-11)	
162	(4-04)	(3-19)	(3-19)	
161	(0-7)	(0-7)	(0-7)	
168	(5-8)	(1-3)	(1-3)	
17/2	(5-3)	(3-3)	(3-3)	
172/2	(1-18)	(1-18)	(1-18)	
18	(7-04)	(7-04)	(7-04)	
TOTAL AREA		(34 - 18.66) = 21,044.44 SQ. YDS = 4.34 ACRES		



**KHASRA PLAN**



**LAYOUT PLAN**



**LOCATION PLAN**

**LAYOUT PLAN FOR "PAUL HOMEZ" VILLAGE - JHUNGIAN TEHSIL - KHARAR DISTT. S.A.S. NAGAR (PB)**

**DETAIL OF AREA :**

TOTAL LAND AREA = 1,89,368.25 SQ. FT.  
 = 21,040.91 SQ. YDS. = 4.34 ACRES  
 AREA UNDER ROAD WIDENING SPACE = 12,643.00 SQ. FT. = 1,404.77 SQ. YDS.  
 NET LAND AREA = 1,76,725.25 SQ. FT.  
 = 19,636.14 SQ. YDS. = 4.05 ACRES  
 AREA UNDER COMMERCIAL LAND = 10,358.72 SQ. FT.  
 = 1,150.96 SQ. YDS. = 0.23 ACRE (5.88%)  
 AREA UNDER RESIDENTIAL LAND = 1,66,366.62 SQ. FT.  
 = 18,485.18 SQ. YDS. = 3.81 ACRE (94.14%)

AREA UNDER RESIDENTIAL+ COMMERCIAL PLOTS = 5,189.94 SQ. FT. + 1,05,298.02 SQ. FT. = 1,10,487.96 SQ. FT. = 12,276.44 SQ. YDS. (62.52%)

AREA UNDER COMMERCIAL PLOTS = 5,189.94 SQ. FT. = 576.66 SQ. YDS. (4.89%)

AREA UNDER RESIDENTIAL PLOTS = 1,05,298.02 SQ. FT. = 11,699.78 SQ. YDS. (95.31%)

AREA UNDER ROADS = 49,691.51 SQ. FT. = 5,521.29 SQ. YDS. (28.12%)

AREA UNDER PARKING = 5,168.78 SQ. FT. = 574.30 SQ. YDS. (2.92%)

AREA UNDER PARKS/OPEN SPACE = 9,125.75 SQ. FT. = 1,013.98 SQ. YDS. (5.16%)

AREA UNDER WATER WORKS = 901.25 SQ. FT. = 100.13 SQ. YDS. (0.50%)

AREA UNDER S.T.P. = 1350.00 SQ. FT. = 150.00 SQ. YDS. (0.78%)

AREA UNDER SOLD PLOTS = 23,319.00 SQ. FT. = 2,591.00 SQ. YDS. (21.10%)

AREA UNDER UNSOLD PLOTS = 87,168.96 SQ. FT. = 9,685.44 SQ. YDS. (78.90%)

Map of this colony will be found as per public notice dated 13/11/2017

Asstt. Municipal Engineer  
 Municipal Council, Kharar

**DETAIL OF PLOTS**

TOTAL NO. OF PLOTS = 117  
 NO. OF SOLD PLOTS = 26

**TITLE - LAYOUT PLAN**

SOLD AREA SHOWN AS : [Color Box]

S.T.P. SHOWN AS : [Color Box]

GREEN AREA SHOWN AS : [Color Box]

WATER WORKS SHOWN AS : [Color Box]

**OWNER**

**ARCHITECT**

Mr. Harpreet Kaur  
 S. Arch. A.I.A., M.I.C.A., A.I.E.  
 Approved Valuer & Architect  
 Reg. No. CA/2007/40704  
 Valuer Regn. No. A-19899  
 Mobile: 993160-19368

Layout plan is as per the plan provision. So approved

Competent Authority  
 Cum-Registrar Deputy Director  
 Local Govt. Patials