

Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

TO

Owner Sh. Kuldeep Singh, Randhir Singh R/o V.P.O. Sante Majra, Landran, S.A.S. Nagar, Mohali.

No. SA/2-DDLG-20/145

Dated: 27.8/2020

With reference to your offline applicant No.158 dated 10.12.2019 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 of para no. 9(B), the committee members held a meeting on dated 05-03-2020 regarding regularization of unauthorized colony. In meeting, file of Royal Homes SanteMajra, 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	Sh. Kuldeep Singh, Randhir Singh R/o V.P.O. Sante Majra, Landran, S.A.S. Nagar, Mohali.
2	Father's name (In case of Individuals)	-
3	Name of Colony (If any)	Royal Homes, Santemajra,
4	Location (Village with H.B. No.)	H.B-186 Sante Majra/MC Kharar
5	Total Area of colony in Sqaure yards (Acres) Road Widening Area after road widening	9377.50 sq yard (1.94 acres) 739.98 sq.yd. (0.16 acre) 8637.52 sq.yd. (1.78 acre)
6	Total Saleable Area in Sqaure Yards (Acres)	5720.00 Sq.yd (1.18Acre) (65.22%)
7	Area Under Common Purpose Square Yds (Acre)	2917.52 Sq.yd (0.616 Acr) (33.78%)
8	Sold Area Square Yards (Acre) only residential	1144 Sq.yd (0.236 Acr) (20.00%)
9	Saleable are still with the promoter Square yards (Acre)	4576.00 Sq.yd (0.933 Acr) (80.00%)
10	No of plots saleable as per layout plan Residential 446 No. & Commercial 60 No.	56 plots
11	Khasra No.	Attached as per Annexure "A"
12	Type of colony (Resi/Comm/Ind)	Residential
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	5720.00 Sq.yd (1.18Acre) (65.22%) 56 Plot
16	Area under public purpose with % age	2917.52 Sq.yd (0.616 Acr) (33.78%)
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) Reserve Aera for Perosnal Use g) Any other public use / CLUB	1 Park Area 433.33 sq.yd 150.58 sq.yd 116.44 sq.yd. 518.33 sq.yd. Nil
18	Area under roads with % age	1699 sq.yd. 19.70%
19	Width of approach road	60'
20	Width of internal roads (mention rang of width i.e. 30' etc.)	35'
21	Mode of payment received	Installment

22	Demand-Draft/Cash/MC receipt	G-8 No. 939 Dat: 9-10-2019 Rs. 4,00,000.00, G-8 No. 940 Dat: 9-10-2019 Rs. 5,00,000.00 G-8 No. 5188 Dat: 17-06-2020 Rs. 3,22,200.00 G-8 No. 5189 Dat: 17-06-2020 Rs. 7,03,250.00 G-8 No. 05923 Dat: 11-08-2020 Rs. 1,80,000.00 G.Total = 21,05,450/-
23	Fee/Charges received	21,05,450/-
24	In case of payment by	
25	Name of Drawer Bank	

(D.A./Approved layout)

Total Fees:

Total Area 9377.50 sq yard (1.94 acres)
Road widening 739.98 sq.yd. (0.16 acre)
After road widening 8637.52 sq.yd. (1.78 acre)

CLU Charges

CLU (Residential) 9377.50 / 4840 x 375000 = 72,65,63.00
CLU Paid = 72,65,63.00

PF Charges

PF (Residential) 9377.50 / 4840 x 225000 = 43,59,38.00
PF Paid = 43,59,38.00

EDC Charges

EDC (Residential) 9377.50 / 4840 x 2250000 = 43,59,375.00
15% of EDC = 65,39,07.00
15% EDC Paid = 66,68,55.00
Pending: 85% = 36,92,520.00

UDC

UDC (72,65,63.00+43,59,38.00+43,59,375.00) 5521876.00@5%= 27,60,94.00
UDC paid = 27,60,94.00

Payment Schedule of remaining Amount = 36,92,520.00/-

The balance amount of EDC amounting to Rs. 36,92,520.00 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.	17/08/2025	Ist	369252/-	184626/-	553878/-
2.	17/02/2025	IInd	369252/-	166164/-	535416/-
3.	17/08/2024	IIIInd	369252/-	147701/-	516953/-
4.	17/02/2024	IVth	369252/-	129239/-	498491/-
5.	17/08/2023	Vth	369252/-	110776/-	480028/-
6.	17/02/2023	VIth	369252/-	92313/-	461565/-
7.	17/08/2022	VIIth	369252/-	73851/-	443103/-
8.	17/02/2022	VIIIth	369252/-	55388/-	424640/-
9.	17/08/2021	IXth	369252/-	36926/-	406178/-
10.	17/02/2021	Xth	369252/-	18463/-	387715/-
	Total		3692520/-	1015447/-	4707967/-

Note:-

- No separate notice shall be issued for the payment of installments.
- Executive officer, MC, Kharar vide letter No. 1537 dated 05/12/2019 and letter No. 995 dated 30/07/2020 G-8 No.939 dated 09-10-2019 Rs. 4,00,000.00 G-8 No. 940 dated 09-10-2019 Rs. 5,00,000/- G-8 No. 5188 dated 17/06/2020 Rs. 3,22,200/-, G-8 No. 5189 dated 17/06/2020 Rs. 7,03,250/-, G-8 No. 05923 Dat.11-08-2020 Rs.180000.00 Total Amount: 21,05,450/- had informed to this office that 100% PF / UDC, CLU / UDC, SIF and 15% deposited EDC/UDC charges (The total

amount Rs. 21,05,450/-) 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-20/

Dated


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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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.


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

Endst. No. S1-DDLG-20/

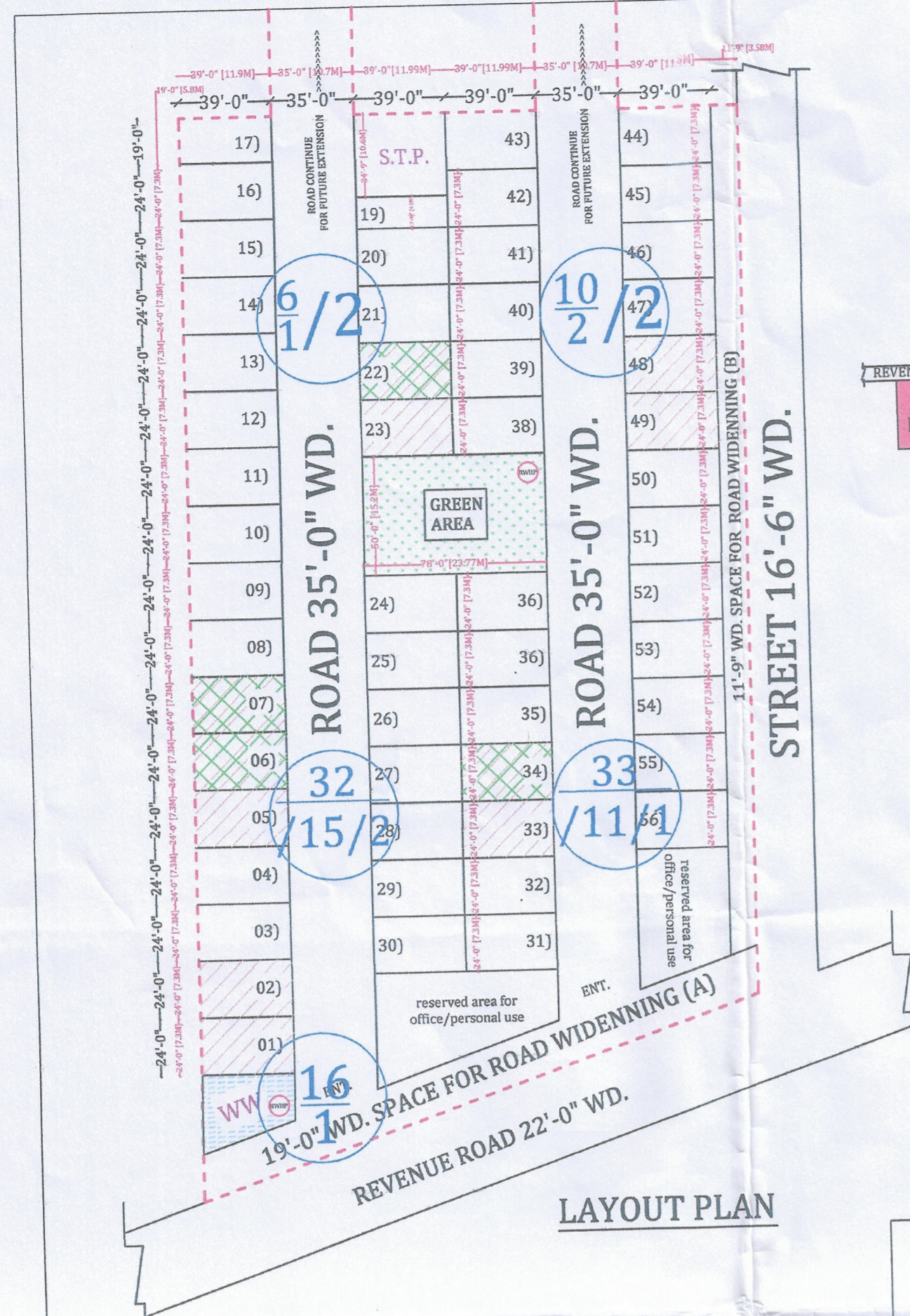
Dated

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

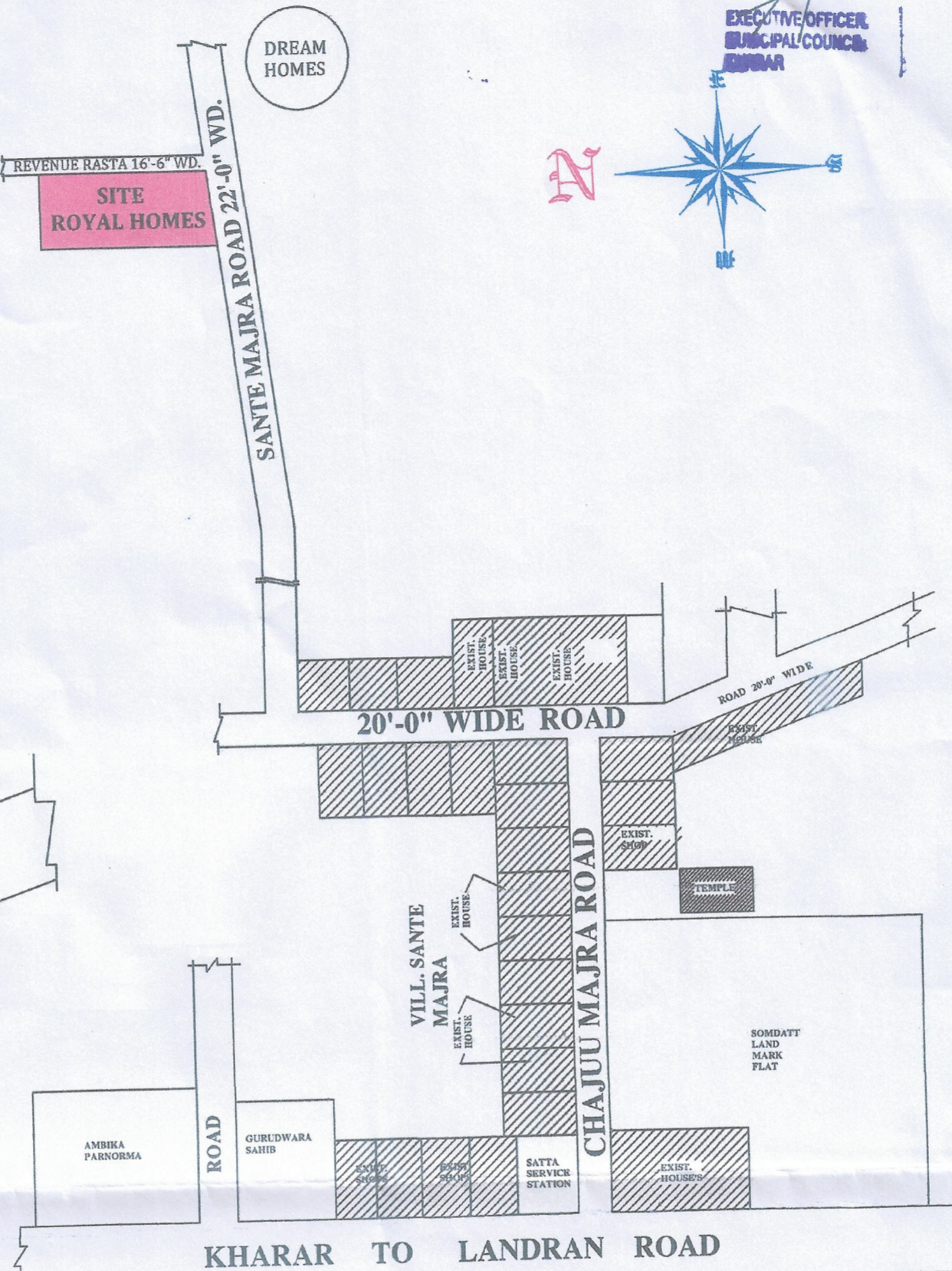

Deputy Director -cum-
Competent Authority Local Government,
Patiala.

LAYOUT/KHASRA PLAN FOR "ROYAL HOMES"
SH. KULDEEP SINGH & SH. RANDHIR SINGH
SS/O. SH. MEWA SINGH
SITE AT VILL. : SANTEMAJRA. KHARAR.
RAKBA :- SANTEMAJRA
TEHSIL :- KHARAR
DISTT. :- S.A.S. NAGAR

TOTAL PLOT AREA
 = 9377.50 SQYDS = 1.94 ACDS.
AREA UNDER ROAD WIDENING
 A = 2057.94 SQ.FT. OR 228.66 SQ.YD.
 B = 4601.88 SQ.FT. OR 511.32 SQ.YD.
 A + B = 739.98 SQYD. OR .15 ACDS. (7.89%)
NET PLOT AREA
 8637.52 SQYD. OR 1.78 ACDS. (92.00%)
AREA UNDER PLOTS
 5720 SQYD. OR 1.18 ACDS. (66.22%)
AREA UNDER SOLD PLOTS
 1144 SQYD. OR .24 ACDS. (20%)
AREA UNDER UN-SOLD PLOTS
 4576 SQYD. OR .93 ACDS. (80%)
BUILT UP AREA
 04 NOS PLOT = 416 SQYD. OR (7.27%)
VACANT PLOT AREA
 51 NOS PLOT = 5304 SQYD. OR (92.73%)
AREA UNDER GREEN
 433.33 SQYD. OR .09 ACDS. (5.02%)
AREA UNDER WATER WORK
 116.44 SQYD. OR 1.35% } 3.10%
AREA UNDER S.T.P.
 150.58 SQYD. OR 1.74% }
AREA UNDER ROAD
 15.76 SQYD. OR .38 ACDS. (21.60%) 1699-00 Sq yard
RESERVED AREA
 518.33-SQYD. OR .08 ACDS. (6.0%)
 PLOT NO. 18 ARE DELETED.



LAYOUT PLAN



LOCATION PLAN

Layout Technically approved as per policy provision
Dam

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

S. no.	Plot no.	plot Size	Area in Sqft.	Area in Sqyds.	nos. of plot	Total Area
01)	01 TO 16, & 20 TO 42 & 44 TO 56	24'-0" * 39'-0"	936 sqft.	104 sqyds.	52	5408 sqyds.
02)	17	19'-0" * 39'-0"	741 sqft.	82.33 sqyds.	01	82.33 sqyds.
03)	19	13'-4 1/2" * 39'-0"	521.63 sqft.	57.96 sqyds.	01	57.96 sqyds.
04)	43	39'-7 1/2" * 39'-0"	1545.4 sqft.	171.71 sqyds.	01	171.71 sqyds.
TOTAL AREA						5720 sqyds.

LEGEND	
	BOUNDARY
	GREEN
	ROAD WIDENNING
	SOLD PLOTS
	BUILT UP

KHEWAT/KHATONI NO. : 113/116,
 KHASRA NO. : 32//6/1/2(3-15),15/2(5-4),16/1(0-17)
 33//10/2/2(2-10),11/1(3-4)
 SHARE OF KULDEEP SINGH = 1/2.
 SHARE OF RANDHIR SINGH = 1/2.

OFFICE USE ONLY
OWNER
ARCHITECTS
Gurpreet Associates Approved MC, Kharar LIC. No. 43 Ph.: 92161-02825

Submitted for approval of competent authority
 EXECUTIVE OFFICER, MUNICIPAL COUNCIL, KHARAR