

ਦਰਬਾਰ ਨਗਰ ਕੌਮਿਟੀ ਖਰਾਰ
 ਡਾਕੂਮੈਂਟ ਨੰ: 1786
 ਮਿਤੀ 24/12/2020

M.E./A.M.E. (C)/A.M.E. (B)

Regularized Unauthorized Colony Certificate

Provisional Certificate

ਮ. ਸ. ਆਮ
 4/12/20

From

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

M.C (Imprest)
 9/12

To

Owner Sh. Dyal Singh S/O Sh. Teja Singh, Sh. Gurnam Singh, Sh. Amarjeet Singh, Sh. Avtar Singh, Sh. Gurdeep Singh, Sh. Jaswinder Singh, Sh. Amrinder Singh Village Jhungian, Tehsil Kharar, SAS Nagar, (PB)

No. ATP-DDLG-20/
 Dated:

With reference to your offline applicant No. 09 dated 13.02.2020 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 05-03-2020 regarding regularization of unauthorized colony. In meeting file no. Star Enclave Jhungian Kharar is discussed. After doing correction of different error in file. A collection report is put up by the concerned committee members. 1. E.O. 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 above whole procedure regularization certificate is being issued.

| | | |
|---|--|---|
| 1 | Name of the Promoter(s)/Individual(s), Company, Firm | Owner Sh. Dyal Singh S/O Sh. Teja Singh, Sh. Gurnam Singh, Sh. Amarjeet Singh, Sh. Avtar Singh, Sh. Gurdeep Singh, Sh. Jaswinder Singh, Sh. Amrinder Singh Village Jhungian, Tehsil Kharar, SAS Nagar, (PB) |
| 2 | Father's name (In case of Individuals) | - |
| 3 | Name of Colony (If any) | Star Enclave Jhungian Kharar |
| 4 | Location (Village with H.B. No.) | H.B-29 Jhungian, Kharar |
| 5 | Total Area of colony in Sqaure yards (Acres) Area road widening After road widening area | 9770.75 sq.yd. (2.019 acre) 843.19 sq.yd. (0.174 acre) 8927.56 sq.yd. (1.844 acre) |
| 6 | Total Saleable Area in Sqaure Yards (Acres) Saleable residential Saleable commercial | 5323.73 sq.yd (1.108 acre) (59.63%) 4410.89 sq.yd (0.911 acre) (49.41%) 912.84 sq.yd (0.250 acre) (10.22%) |
| 7 | Area Under Common Purpose Square Yds (Acre) | 3603.82 sq.yd (0.744 acre) (40.37%) |
| 8 | Sold Area Square Yards (Acre) | 1096 Sq.yd (0.226 Acre) (20.59%) |
| 9 | Saleable are still with the promoter Square | 4227.73 Sq.yd (0.873 Acre) (79.41%) |

| | | |
|----|---|------------------------------|
| | yards (Acre) | |
| 10 | No of plots saleable as per layout plan Residential = 41 Commercial = 27 | 68 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 /commercial plots | 5323.73 sq.yd (1.108 acre) (59.63%) 4410.89 sq.yd (0.911 acre) (49.41%) 912.84 sq.yd (0.250 acre) (10.12%) 68 Plot |
| 16 | Area under public purpose with % age | 3603.82 sq.yd (0.744 acre) (40.37%) |
| 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) Dispensary / Health centre g) Any other public use | Park Area 538.25 sq.yd. 344.01 Nil 150.50 sq.yd. 100.30 sq.yd. Nil NIL |
| 18 | Area under roads with % | 2470.76 sq.yd. |
| 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. 1097 Date 17.08.2020 Online Receipt No. 1503/20019- 20/003053, 3054 Date 2.01.2020 and Receipt No. 5868, 5869 Date 07.08.2020 |
| 23 | Fee/Charges received | 36,92,925/- |
| 24 | In case of payment by | - |
| 25 | Name of Drawer Bank | - |

(D.A./Approved layout)

Total Fees:

| | |
|---------------------------|-----------------|
| Total Area | = 9770.75 sq.yd |
| Residential Area | = 8513.90 sq.yd |
| Commercial Area + Parking | = 1256.85 sq.yd |

PF Charges

| | | |
|-------------------|-----------------------------|---------------------|
| PF. (Residential) | 8513.90 / 4840 x 225000.00 | = 395791.00 |
| PF (Commercial) | 1256.85 / 4840 x 3000000.00 | = 779040.00 |
| | Total | = 1174831.00 |

CLU Charges

| | | |
|-------------------|--------------------------|--------------|
| CLU (Residential) | 8513.90 / 4840 x 375000 | = 659652.00 |
| CLU (Commercial) | 1256.85 / 4840 x 1875000 | = 486900.00 |
| Total | | = 1146552.00 |

EDC Charges

| | | |
|-------------------|-----------------------------|--------------|
| EDC (Residential) | 8513.90 / 4840 x 2250000.00 | = 3957908.00 |
| EDC (Commercial) | 1256.85 / 4840 x 5625000.00 | = 1460699.00 |
| Total | | = 5418607.00 |
| 15% of EDC | | = 812791.00 |
| EDC Paid | | = 984542.00 |
| Pending 85% | | = 4434065.00 |

UDC

| | |
|---|------------|
| UDC (1174831+1146552+5418607)= 7739990 x 5% | =387000.00 |
| UDC Paid | =387000.00 |

Payment Schedule of remaining Amount = 4434065.00

The balance amount of EDC amounting to Rs. 4434065/- 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 | 443407.00 | 221704.00 | 665111 |
| 2. | | IIInd | 443407.00 | 199533.00 | 642940 |
| 3. | | IIIInd | 443407.00 | 177363.00 | 620770 |
| 4 | | IVth | 443407.00 | 155193.00 | 598600 |
| 5. | | Vth | 443407.00 | 133023.00 | 576430 |
| 6 | | VIth | 443406.00 | 110852.00 | 554258 |
| 7. | | VIIth | 443406.00 | 88682.00 | 532088 |
| 8. | | VIIIth | 443406.00 | 66511.00 | 509917 |
| 9. | | IXth | 443406.00 | 44341.00 | 487747 |
| 10. | | Xth | 443406.00 | 22171.00 | 465577 |
| | Total | | 4434065.00 | 1219373.00 | 5653438 |

Note:-

1. No separate notice shall be issued for the payment of installments.
2. Executive officer, MC Kharar vide letter No. 252 Date 12.02.2020 and letter No. 1097 Date 17.08.2020 Online Receipt No. 1503/20019-20/003053, 3054 Date 2.01.2020 and Receipt No. 5868, 5869 Date 07.08.2020 (Total Amount of Rs 36,92,925/-/-) had informed to this office that 100% PF / UDC, CLU / UDC, SIF and 15% deposited EDC/UDC charges (The total amount Rs. 36,92,925/-/-) 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.

nt

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

Endst. No. S1-DDLG-20/ 174

Dated 19/11/2020

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.

nt
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.

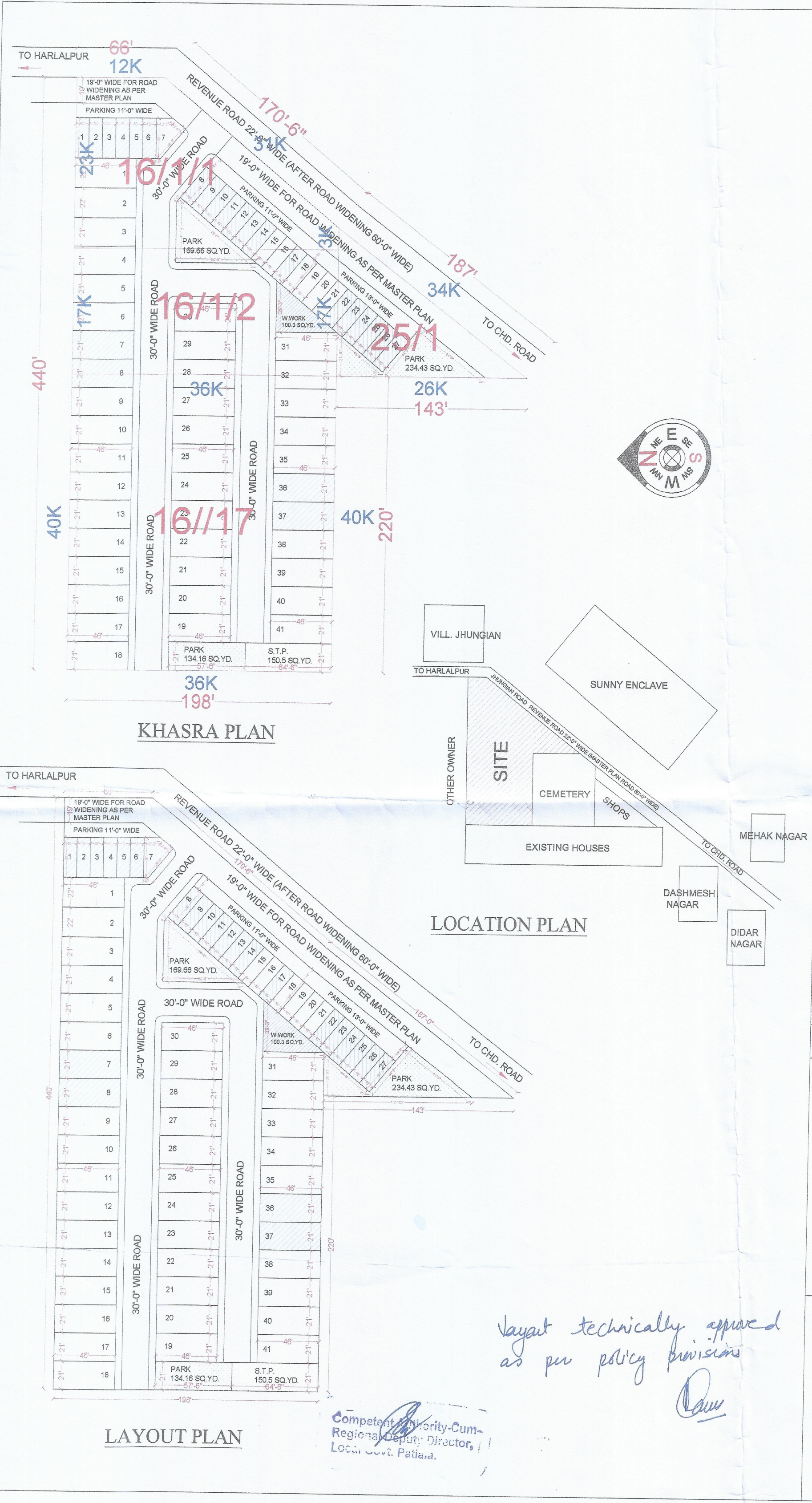
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Deputy Director -cum-
Competent Authority Local
Government, Patiala.

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.

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



LAYOUT PLAN FOR RESIDENTIAL COLONY "STAR ENCLAVE" RAKBA JHUNGIAN, HB. NO. 29, TEHSIL KHARAR, DISTT. S.A.S. NAGAR (PB)

DETAIL OF AREA

TOTAL LAND = 87936.75 SQ.FT. OR 9770.75 SQ.YD. (2.019 ACRE) OR 8169.52 SQ.M.
 AREA ROAD WIDENING = 7588.75 SQ.FT. OR 843.19 SQ.YD. OR 705.01 SQ.M.
NET LAND AREA AFTER ROAD WIDENING = 80348 SQ.FT. OR 8927.56 SQ.YD. (1.844 ACRE) OR 7464.51 SQ.M.

AREA UNDER RESIDENTIAL PLOTS = 39698 SQ.FT. OR 4410.89 SQ.YDS. OR 3688.03 SQ.M. (49.41%)
 AREA UNDER COMMERCIAL PLOTS = 8215.56 SQ.FT. OR 912.84 SQ.YDS. OR 763.24 SQ.M. (10.22%)
 AREA UNDER COMMERCIAL PARKING = 3096.12 SQ.FT. OR 344.01 SQ.YDS. OR 287.63 SQ.M. (3.85%)
 AREA UNDER ROAD = 22236.87 SQ.FT. OR 2470.76 SQ.YDS. OR 2065.85 SQ.M. (27.68%)
 AREA UNDER PARK = 4844.25 SQ.FT. OR 538.25 SQ.YDS. OR 450.04 SQ.M. (6.03%)
 AREA UNDER S.T.P = 1354.5 SQ.FT. OR 150.5 SQ.YDS. OR 125.83 SQ.M. (1.69%)
 AREA UNDER TUBEWELL = 902.7 SQ.FT. OR 100.3 SQ.YDS. OR 83.86 SQ.M. (1.12%)
 AREA OF SOLD PLOTS = 9864 SQ.FT. OR 1096 SQ.YDS. OR 916.38 SQ.M. (20.59%)
 AREA OF UNSOLD RESIDENTIAL PLOTS = 38049.56 SQ.FT. OR 4227.73 SQ.YDS. OR 3534.89 SQ.M. (79.41%)
 NO. OF RESIDENTIAL PLOTS = 41 NOS.
 NO. OF COMMERCIAL PLOTS = 27 NOS.
 TOTAL SOLD PLOTS = 24 NOS.

RESIDENTIAL PLOT AREA STATEMENT

| P NO. | NOS. | SIZE | PLOT AREA (SQ.YD.) | TOTAL AREA (SQ.YD.) |
|--------------|-----------|-----------------|--------------------|------------------------|
| 1-2 | 2 | 22'-0" X 46'-0" | 112.44 SQ.YD. | 224.89 SQ.YD. |
| 3-41 | 39 | 21'-0" X 46'-0" | 107.33 SQ.YD. | 4186 SQ.YD. |
| TOTAL | 41 | | | 4410.89 SQ. YD. |

COMMERCIAL PLOT AREA STATEMENT

| P NO. | NOS. | SIZE | PLOT AREA (SQ.YD.) | TOTAL AREA (SQ.YD.) |
|--------------|-----------|-----------------|--------------------|-----------------------|
| 1-6, 8-27 | 26 | 10'-0" X 30'-0" | 33.33 SQ.YD. | 866.66 SQ.YD. |
| 7 | 1 | AS PER SITE | 46.17 SQ.YD. | 46.17 SQ.YD. |
| TOTAL | 27 | | | 912.84 SQ. YD. |

SOLD PLOT SHOW BUILT UP SHOW

SUBMITTED FOR APPROVAL OF COMPETENT AUTHORITY

ME AME

EXECUTIVE OFFICER MUNICIPAL COUNCIL KHARAR

OWNER
 Laxman Son
 Ramesh Son
 Anand Son
 Anand Son
 Anand Son
 Anand Son
 Anand Son

ARCHITECT

Harjit Singh
 Harjit Singh
 Harjit Singh
 Harjit Singh
 Harjit Singh
 Harjit Singh

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

Layout technically approved as per policy provisions

Law