

Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

TO

Owner : J.T.P.L. Township Pvt. Ltd.
Concent Given by J.T.P.L. Townships Pvt Ltd
Through Universal Infrastructure Company Pvt. Ltd
Vill. Khunimajra M.C. Kharar

No. ATP-DDLG-19/
Dated:

With reference to your offline applicant No. 982 dated 03.03.2020 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

1	Name of the Promoter(s)/Individual(s), Company, Firm	Owner : J.T.P.L. Township Pvt. Ltd. Concent Given by J.T.P.L. Townships Pvt Ltd Through Universal Infrastructure Company Pvt. Ltd
2	Father's name (In case of Individuals)	-
3	Name of Colony (If any)	Universal Infrastructure Company Pvt. Ltd MC Kharar
4	Location (Village with H.B. No.)	H.B. 187 MC Kharar
5	Total Area of colony in Sqaure yards (Acres)	12417.42 sq.yd (2.565 Acre)
6	Total Saleable Area in Sqaure Yards (Acres)	7686.24 Sq.yd (1.588 Acr) (61.88%)
7	Area Under Common Purpose Square Yds (Acre)	4731.17 sq.yd (0.977 Acr) (38.12%)
8	Sold Area Square Yards (Acre)	1989.41 Sq.yd (0.411 Acr) (25.88%)
9	Saleable are still with the promoter Square yards (Acre)	5696.83 sq.yd. (1.177 Acr) (74.12%)
10	No of plots saleable as per layout plan	54 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 "D"

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	7686.24 Sq.yd (1.588 Acr) (61.88%) 54 Plots
16	Area under public purpose with % age	4731.17 sq.yd (0.977 Acr) (38.12%)
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 664.22 sq.yd NIL Nil 150 sq.yd. 100 sq.yd. Nil NIL
18	Area under roads with % age	3816.96 sq.yd
19	Width of approach road	35'-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 1242/90 dated 08.08.2019 G-8 No. 1147/63 dated 15.02.2019 G-8 No. 3709 dated 02.03.2020
23	Fee/Charges received	2760000/-
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

Total Fees:

Total Area 12417.42 sq yard (2.565 acres)

PF Charges

PF (Residential) 12417.42 / 4840 x 225000.00 = 5,77,257.00
5% UDC (577257 x 5%) = 28,863.00
Total PF = 6,06,120.00
PF Paid = 6,06,120.00

CLU Charges

CLU (Residential) 12417.42 / 4840 x 375000 = 9,62,094.00
5% UDC (962094 x 5%) = 48,105.00
Total CLU= = 10,10,199.00
CLU Paid = 10,10,199.00

EDC Charges

EDC (Residential) 12417.42 / 4840 x 2250000 = 57,72,561.00
5% UDC (5772561 x 5%) = 2,88,628.00
Total EDC = 60,61,189.00
15% of EDC = 9,09,179.00
EDC Paid = 9,13,355.00
Pending 85% EDC amount = 51,47,834.00

SIF

SIF (606120+1010199+6061189)= 7677508 x 3% = 2,30,326.00
SIF Paid = 2,30,326.00

Payment Schedule of remaining Amount = 5147834/-


The balance amount of EDC amounting to Rs. 5147834/- 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	514784	257392	772176
2.		IIInd	514784	231653	746437
3.		IIIInd	514784	205914	720698
4.		IVth	514784	180174	694958
5.		Vth	514783	154435	669218
6.		VIth	514783	128696	643479
7.		VIIth	514783	102957	617740
8.		VIIIth	514783	77217	592000
9.		IXth	514783	51478	566261
10.		Xth	514783	25739	540522
	Total		5147834	1415655	6563489

Note:-

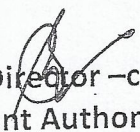
- No separate notice shall be issued for the payment of installments.
- Executive officer, MC, Kharar vide letter No. 339 dated 09.05.2019 G-8 No 1242/90 dated 08.08.2019, G-8 No. 1147/63 dated 15.02.2019, G-8 No. 3709 dated 02.03.2020 had informed to this office that 100% PF / UDC, CLU / UDC, SIF and 15% deposited EDC/UDC charges (The total amount Rs. 27,60,000/-) 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.
- If any of the conditions of the policy of the government found violated the Regularization certificate granted shall be liable to be cancelled.
- 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.
- 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.
- 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.
- 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 ūrban development authority/ urban local body/ gram panchayat shall not be responsible to maintain common areas.
- 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.
- The Building Plan of the Colony will be sanctioned by the MC, Kharar as per Building Bye-Laws.
- 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.

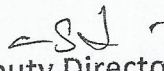
Endst. No. S1-DDLG-19/ 30 Dated 05/03/2020

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.


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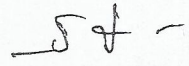
Endst. No. S1-DDLG-19/ Dated

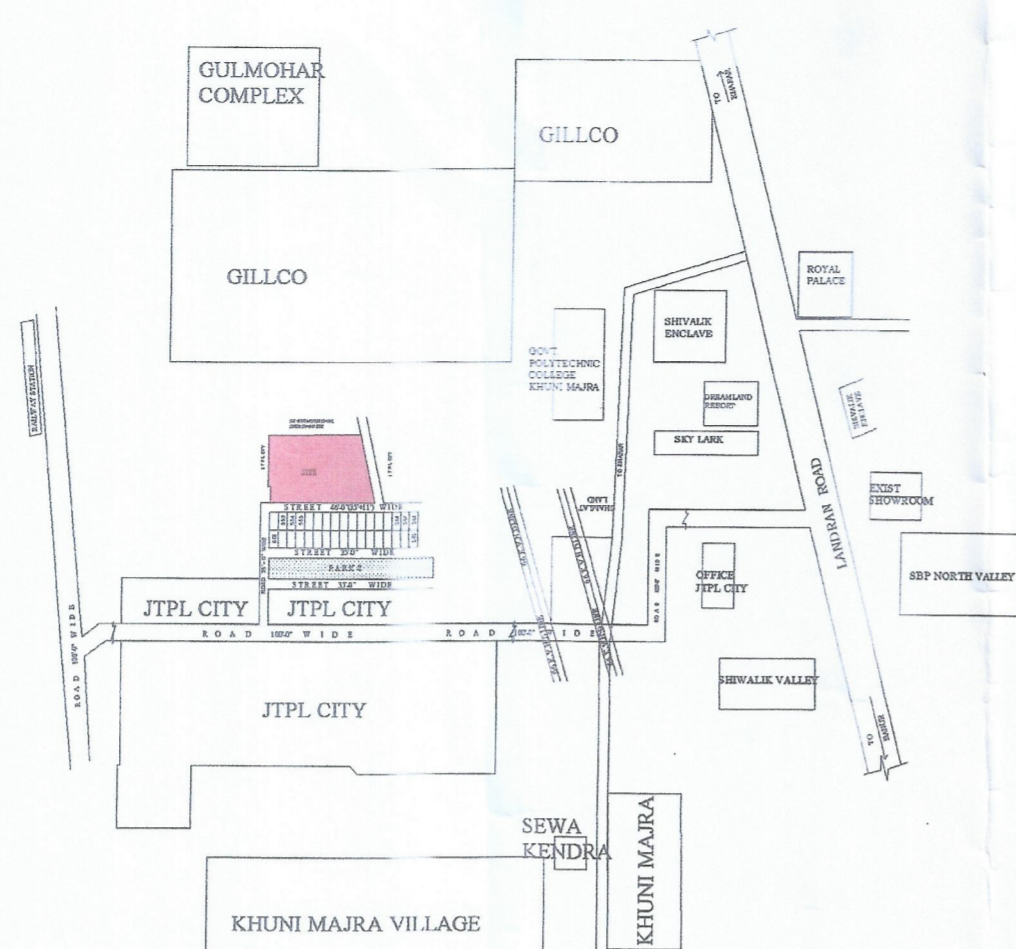
A copy of the above is forwarded to RERA, Punjab for information and necessary action.


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

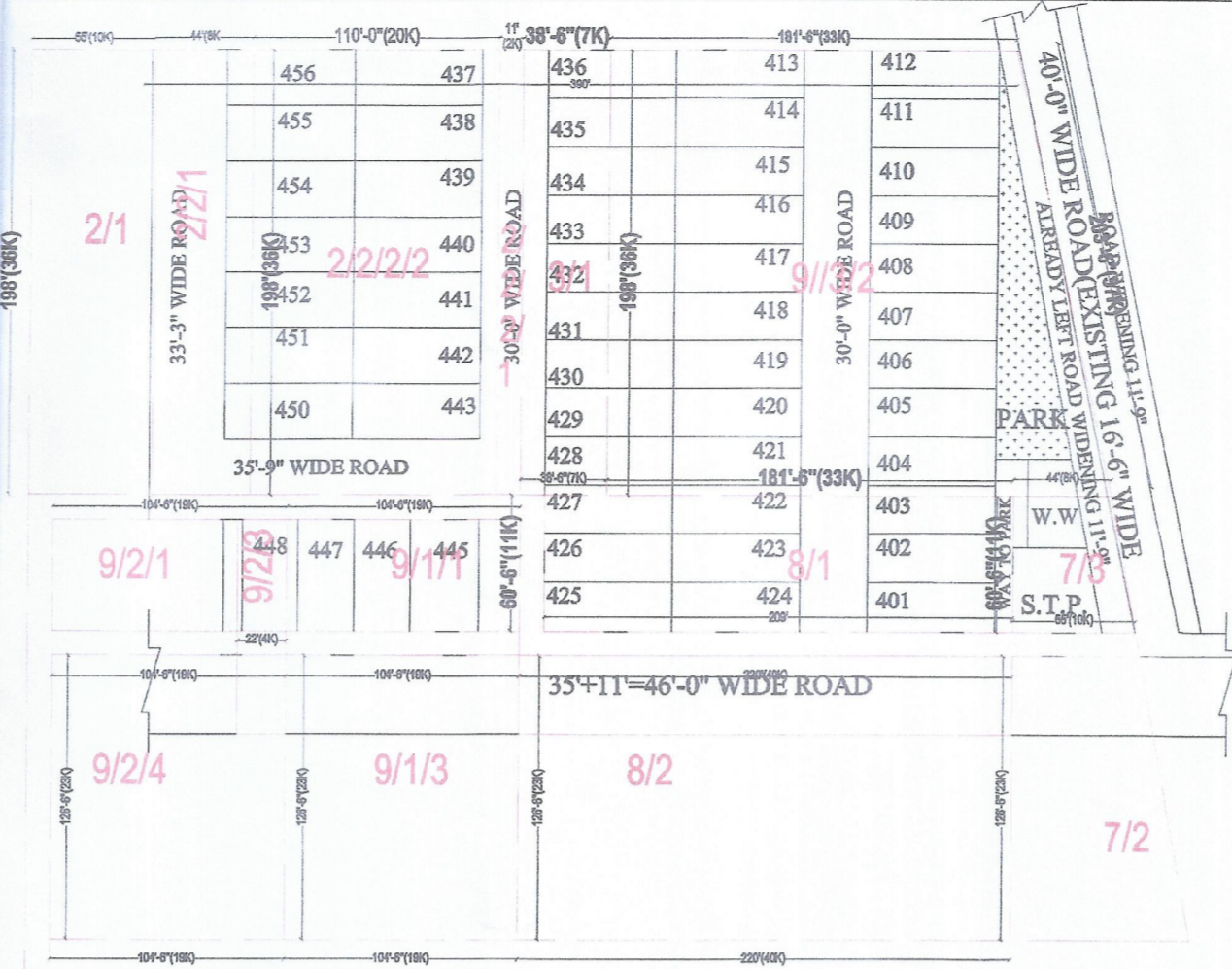
Endst. No. S1-DDLG-19/ Dated

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

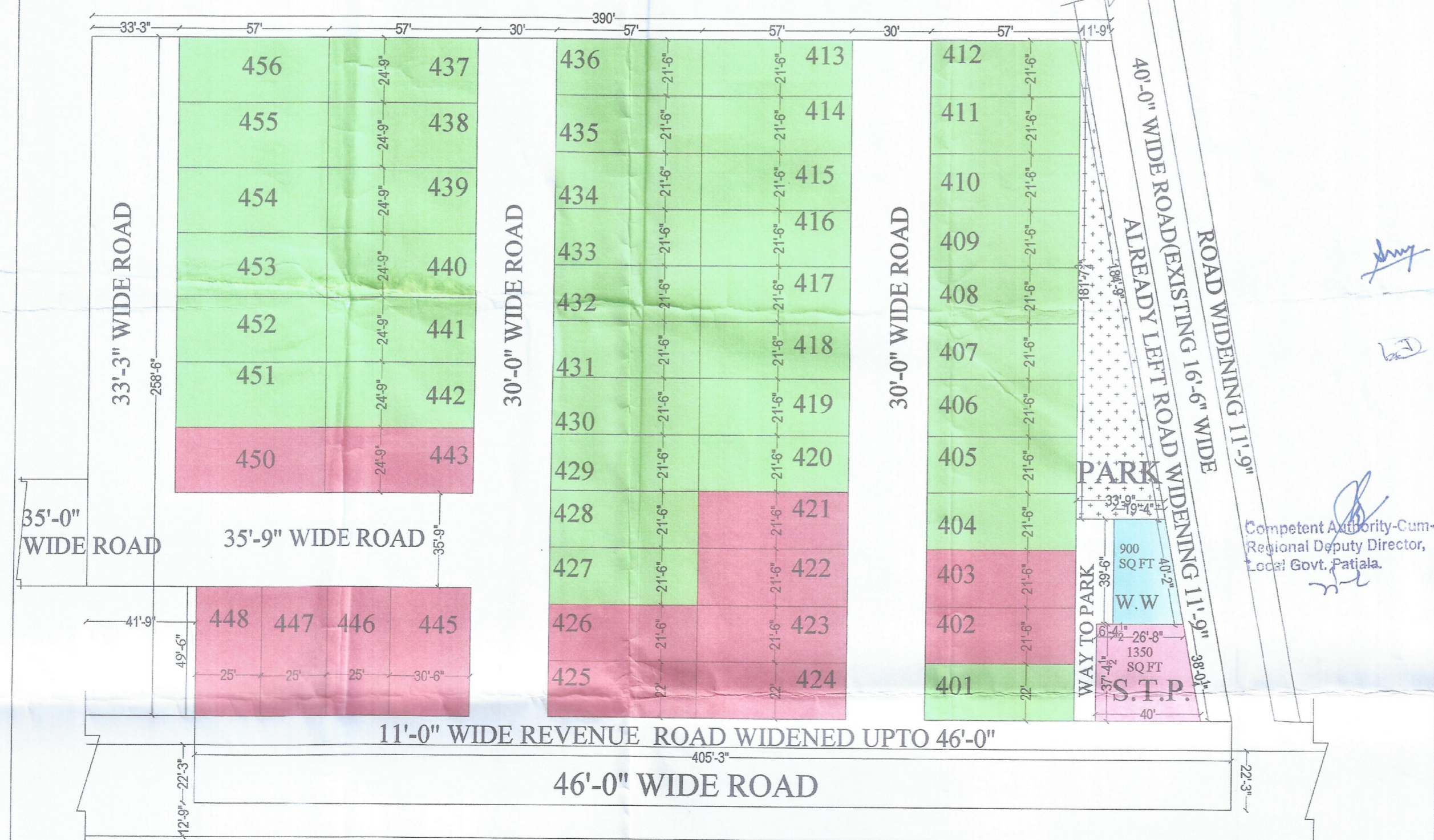

Deputy Director –cum-
Competent Authority Local
Government, Patiala.



LOCATION PLAN



KHASHRA PLAN



LAYOUT PLAN

LAYOUT PLAN FOR
 "UNIVERSAL
 INFRASTRUCTURE
 COMPANY, PVT. LTD."
 AT RAKBA-KHUNI MAJRA
 TEHSIL- KHARAR,
 DISTT. - S.A.S. NAGAR

TOTAL AREA OF LAND = 111756.80 SQ. FT.
 = 12417.42 SQ YDS. = 2.565 ACRES
 AREA UNDER PLOT = 69176.22 SQ.FT.
 = 7686.24 SQ YDS.=61.89%
 AREA UNDER SOLD PLOT
 = 17904.75 SQ. FT.= 1989.41 SQ YDS.=25.88%
 AREA UNDER ROAD
 = 34352.58 SQ FT.= 3816.95 SQ YDS.=30.76%
 AREA UNDER PARK
 =5978 FT. = 664.22 SQ YDS.= 5.35%
 S.T.P.
 = 1350 SQ. FT. =150 SQ YDS.=1.20%
 TUBEWELL
 = 900 SQ. FT. =100 SQ YDS.=0.80%

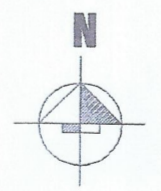
NOS. OF PLOTS
 RESIDENTIAL =54

*Layout is as per
 policy approved
 so approved*

[Signature]
 महापौर, खरार
 जिला पटियाला
 महानगर विकास विभाग, साह, चंडीगढ़।

SOLD PLOT SHOWN AS [Red Box]
 UNSOLD PLOT SHOWN AS [Green Box]

NORTH :-



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

Ar. J. Singh
 CAI
 # 1668, ESIC Society
 Sector 51-B, Chandigarh
OWNER

Ar. Ajay Singh
 CAI/2013/61455
 # 1668, ESIC Society
 Sector 51-B, Chandigarh
ARCHITECT