

Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

TO

Owner: Sh. Amandeep Singh, Sh. Ramandeep Singh, Sh. Pawan Kumar, Sh. Hitesh Aggarwal, Smt. Hardeep Kaur, Smt. Nimal, Sh. Harjinder Singh, S. Amarjeet Singh, Sh. Kamal Kishore, Sh. Raghveer Singh, Smt. Arvinder Kaur, Deepak Kumar & Hardeep Singh
Through M/s MVD Buildwell Pvt. Ltd.
House No. 1853, ward No. 7 Sector 10 Kharar
S.A.S. Nagar Mohali (Punjab)

No. ATP-DDLG-19/ 289

Dated: 18/12/2019

With reference to your offline applicant No. 101 dated 31.07.2019 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	Sh. Amandeep Singh, Sh. Ramandeep Singh, Sh. Pawan Kumar, Sh. Hitesh Aggarwal, Smt. Hardeep Kaur, Smt. Nimal, Sh. Harjinder Singh, S. Amarjeet Singh, Sh. Kamal Kishore, Sh. Raghveer Singh, Smt. Arvinder Kaur, Deepak Kumar & Hardeep Singh Through M/s MVD Buildwell Pvt. Ltd.
2	Father's name (In case of Individuals)	
3	Name of Colony (If any)	Nature City MC Kharar
4	Location (Village with H.B. No.)	H.B. No. 184 MC Kharar
5	Total Area of colony in Sqaure yards (Acres) After Road Wending Area	11011 Sq. yd (2.275 Acr) 10625 Sq. yd (2.19524 Acr)
6	Total Saleable Area in Sqaure Yards (Acres) Residential : 5557.08 sq.yd Commercial : 174.27 sq.yd.	5731.35 Sq.yd (1.184 Acr)(53.94%)
7	Area Under Common Purpose Square Yds (Acre)	4893.64 sq.yd (1.011 acre)(46.06%)
8	Sold Area Square Yards (Acre)	597.36 Sq.yd (0.123 Acre) (10.42%)
9	Saleable are still with the promoter Square yards (Acre)	5134 Sq.yd (1.060 Acre) (89.58%)
10	No of plots saleable as per layout plan Resi. Plot 50 + Comm Plots 6	56 plots
11	Khasra No.	Attached as per Annexure "A"
12	Type of colony (Resi/Comm/Ind)	Residential/Comm
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 50 + comm 6	5731.35 Sq.yd (1.184 Acr) (53.94%) 56 Plots
16	Area under public purpose with % age	4893.64 sq.yd (1.011 acre)(46.06%)
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 f) Dispensary / Health centre g) Any other public use	4 Park Area 558.09 sq.yd NIL Nil 160.37 sq. yrd 100 sq. yd Nil NIL
18	Area under roads with % age	4075.18 sq.yd. 38.35%
19	Width of approach road	200'-0"
20	Width of internal roads (mention rang of width i.e. 30' etc.)	41', 40.9', 37'6" And 35'
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	G-8 No 59/1147 dated 15.02.2019 G-8 No. 42/1242 dated 27.06.2019 G-8 No. 1503/2019-20/002137 dated 09.12.19 G-8 No. 1503/ 2019-20/002028 dated 03.12.19
23	Fee/Charges received	32,07,170/-
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

Total Fees:

Total Area 11011 sq yard (2.27 acres)
Road Wending Area 386 sq.yrd (0.079 acres)
After Road Wending 10625 sq. yrd (2.195 acre)

PF Charges

PF (Residential)	10836.73 / 4840 x 225000.00	= 5,03,774.00
PF (Commercial)	174.27 / 4840 x 3000000	= 1,08,019.00
		= 6,11,793.00
5% UDC	(611793 x 5%)	= 30,590.00
Total PF		= 6,42,383.00
PF Paid		= 6,42,383.00

CLU Charges

CLU (Residential)	10836.73 / 4840 x 600000	= 13,43,397.00
CLU (Commercial)	174.27 / 4840 x 2625000	= 94,517.00
		= 14,37,914.00
5% UDC	(1437914 x 5%)	= 71,896.00
Total CLU=		= 15,09,810.00
CLU Paid		= 15,09,810.00

EDC Charges

EDC (Residential)	10836.73 / 4840 x 2250000	= 50,37,737.00
EDC (Commercial)	174.27 / 4840 x 5625000	= 2,02,535.00
		= 52,40,272.00
5% UDC	(5240272 x 5%)	= 2,62,014.00
		= 55,02,286.00
15% of EDC		= 8,25,343.00
EDC Paid		= 8,25,343.00
Pending EDC (85%)		= 46,76,943.00

SIF

SIF (642383+1509810+5502286)= 7654479 x 3%	= 2,29,634.00
SIF Paid	= 2,29,634.00

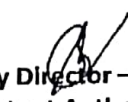
Payment Schedule of remaining Amount = 4676943/-

Sr. no	Due Date of Payment	No. of installment of EDC	Amount of EDC Principal	Interest @ 10%	Total Payment
1.		Ist	467695	233847	701542
2.		IInd	467695	210463	678158
3.		IIInd	467695	187078	654773
4.		Ivth	467694	163693	631387
5.		Vth	467694	140308	608002
6.		Vith	467694	116924	584618
7.		VIIth	467694	93539	561233
8.		VIIIth	467694	70154	537848
9.		IXth	467694	46769	514463
10.		Xth	467694	23385	491079
	Total		4676943	1286160	5963103

Note:-

1. No separate notice shall be issued for the payment of installments.
2. Executive officer, MC Kharar vide letter No. 922 dated 31.07.2019 & letter No. 1569 dated 11.12.2019 G-8 No 59/1147 dated 15.02.2019 Rs. 8,00,000/- & G-8 No. 42/1242 dated 27.06.2019 Rs. 9,00,000/- & G-8 No. 1503/2019-20/002137 dated 09.12.2019 Rs. 573170/- & G-8 No. 1503/ 2019-20/002028 dated 03.12.2019 Rs. 934000/- (Total Amount of Rs 3207170/-) had informed to this office that 100% PF / UDC, CLU / UDC, SIF and 15% deposited EDC/UDC charges 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.

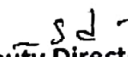
This certificate is issued on the basis of the documents produce by the applicant. In case the information provided by applicant is found false/incorrect at any stage, the compounding of the offence shall stand withdrawn penal action against the applicant shall be initiated.


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

Endst. No. S1-DDLG-19/

Dated

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

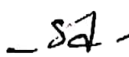
A copy of the above is forwarded to RERA, Punjab for information and necessary action.


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.

Annexure – A

Sr. no.	Name of purchaser	Khewat/Khatoni No.	Sale Deed	Khasra no. (under scheme)	Area (K-M)
	GPA (1) Sh. Amarjit Singh & Sh. Kamal Kishor Through Sh. Amandeep Singh & Sh. Ramandeep Singh (2) Sh. Albinder Singh Through Sh. Tarsem Singh & Smt. Beant Kaur & Baljit Kaur & Smt. Harwinder Kaur (3) Sh. Amarjit Singh & Sh. Kamal Kishor Through Sh. Kulwinder Singh LETTER OF CONCENT "SBP Buildwell Real Estate Pvt. Ltd. After Change Name "MYD Buildwell Pvt. Ltd." Through Sh. Amandeep Singh & Sh. Ramandeep Singh (2) Sh. Pawan Kumar (3) Sh. Ritesh Aggarwal (4) Smt. Hardeep Kaur & Smt. Neelam & Sh. Harjinder Singh (5) Sh. Amarjit Singh & Sh. Kamal Kishor (6) Sh. Raghbir Singh & Smt. Ravinder Kaur (7) Sh. Deepak Kumar (8) Sh. Hardeep	2383/2452 & 1875/1923 & 1672/1703 & 979/988 & 1699/1730 & 1348/1357 & 2584/2681 & 1870/1999 & 1670/1701	FARD	77//3/2/2(0-1), 77//8/3(0-8), 77//9(4-8), 77//28(2-15), 77//2/2/2(1-13) 77//18/2(0-12), 19(3-0), 77//22/1(0-2) 23/1(0-1), 77//12/2(0-7), 13/2(0-4), 22/2/1(0-5), 689/1(0-13), 688/2(3-15),	18-4
				Total	18K 4M

Area under Scheme = 11011 sq. yds.
 Area under master plan road widening = 386 sq. yds.
 Total net area after road widening = 10625 sq. yd.

Competent Authority
 Cum-Regional Deputy Dir-
 oral Govt. Patiala

**Residential
Annexure – B**

Detail of plot sold by through Registered Sale Deed & Agreement to sell

Sr. No.	Sold plot No.	No. of Plots	Total Area (Sq. Yds.)	Sale Deed/ Agreement Date	Name of Client
	29-30	2	238.88	16-2-2018	Sh. Munish Kumar s/o Sh. Karishan Kumar
	15,16,17	3	358.32	29-1-2018	Sh. Ashok kumar S/o Sh. Ami Chand
	Total	5	597.36		

Competent Authority
Cum-Regional Deputy Director
Local Govt. Patiala



LOCATION PLAN

LAYOUT PLAN

KHASRA PLAN

**LAYOUT PLAN FOR THE
RESIDENTIAL COLONY
"NATURE CITY" AT
RAKBA KHARAR,
TEHSIL KHARAR,
DISTT. S.A.S. NAGAR (PB)**

DETAIL OF AREA

TOTAL LAND
= 10999 SQ. FT. OR 1011 SQ. YD. (23.22 AC) OR 9192 SQ. M.
AREA UNDER MASTER PLAN ROAD WATERWAYS
= 3475 SQ. FT. OR 316 SQ. YD. OR 372 SQ. M. (3.30%)
AREA UNDER MASTER PLAN ROAD
= 964287 SQ. FT. OR 88325 YD. OR 886713 SQ. M.
AREA UNDER CONVEYANCE PLATS
= 1548415 SQ. FT. 141723 SQ. YD. OR 1451580 M. (1.66%)
AREA UNDER RESIDENTIAL PLOTS
= 10611725 SQ. FT. OR 955749 SQ. YD. OR 1048118 SQ. M. (12.30%)
AREA UNDER B.T.P.
= 922183 SQ. FT. OR 83817 SQ. YD. OR 866480 SQ. M. (3.25%)
AREA UNDER ROAD
= 1000000 SQ. FT. OR 90909 SQ. YD. OR 909090 SQ. M. (31.33%)
AREA UNDER B.T.P.
= 1443133 SQ. FT. OR 130267 SQ. YD. OR 134114 SQ. M. (1.51%)
AREA UNDER TUNNEL
= 1600 SQ. FT. OR 150 SQ. YD. OR 138 SQ. M. (0.03%)
AREA OF SOLID PLOTS
= 117135 SQ. FT. OR 10637 SQ. YD. OR 109725 SQ. M. (11.04%)
AREA OF UNBUILT PLOTS
= 402059 SQ. FT. OR 36551 SQ. YD. OR 37146 SQ. M. (39.58%)
NO. OF RESIDENTIAL PLOTS = 50805
BUILT UP PLOTS =

AREA STATEMENT

[illegible]

COMMERCIAL PLANT			ACREAGE	TOTAL ACREAGE
PLANT NO.	DATE	DESCRIPTION	(ACRES)	(ACRES)
1-1-1	1	10' x 10' x 10'	1.00	1.00
1-1-2	2	10' x 10' x 10'	1.00	2.00
1-1-3	3	10' x 10' x 10'	1.00	3.00

The layout is ok as per the policy provision so approved

Comptroller General
Cur-Regional Deputy Dir
101st Exptl. -

WOLD PLOT 410700 ☐ WALT UP 8000 ☐

OWNER L. D. [unclear]

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

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