## REGULARIZED UNAUTHORIZED COLONY CERTICATE PROVISIONAL CERTIFICATE

From

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

To

M/s Gillco Developers & Builders Pvt. Ltd., Near Gilleo Towers, Kharar-Landran Road, Kharar, Distt. SAS Nagar. Jatinder Kumar Alias Rinku S/o Ved Parkash, Janki Bhai W/o Sh.Jagdev Singh, Shiy Kumar-Vishva Mitar S/o Sh. Ram Saroup, Barkha Ram S/o Ram Saroup, Neelam Garg W/o Sh. Shiv Kumar Mamta Rani W/o Sh. Vishva Mitar Anju W/o Sh. Denesh Kumar, Mamta Devi W/o Sh. Vishva Mitar Krishna Devi W/o Sh. Ashok Kumar, Susila Devi W/o Sh. Balwinder, Raj Dulari D/o Swatri Devi Through Sh. Ranjit Singh S/o Sh. Naib Singh R/o #3, Phase 3B1, Mohali

pst

No.ATP-DDLG-19/ 18/ Date: 20/08/2019

With reference to your offline application no. 41 dated 06.02.2019 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 2014" vide notification no.12/01/2017-5HG2/1806 of Dated 18/10/2018.

1.	Name of the Promoter(s)/ Individual(s),company, Firm	M/s Gillco Developers & Builders Pvt. Ltd., Near Gillco Towers, Kharar-Landran Road, Kharar, Distt. SAS Nagar.
2.	Fathers Name (in Case of individuals)	-
3.	Name of Colony(if any)	Gillco Valley Extension-5
4.	Location (village With H.B.no.)	Village Sante Majra, Kharar, H.B.no.186
5.	Total area of colony in Square yards (Acre)	40622.57 (8.3931 Acres)
6.	Total Salable Area in Square Yards (Acre)	23546.11 (4.8649 Acres)
7.	Area under common purpose Square Yards (Acre)	17076.46 (3.5282 Acres)
8.	Sold Area Square Yards (Acre)	6784.16 (1.4017 Acres)
9.	Saleable area still with the promoter Square Yards (Acre)	16761.95 (3.4632 Acres)
10.	No. of plots saleable as per layout	197 Residential Plots

Scanned by CamScanner

11. Khasra Nos.	p	lan		·
13.   Year of establishment of colony   Before 19.03.2018     14.   Detail of Plot Sold   as per Annexure B     15.   Saleable area with % age   a) No. of saleable Resi, plots     16.   Area under Public purpose with %   age   17076.46 Sq. Yards - 57.96%     17.   Public facilities provides in the colony, if any   a) Parks/open spaces.   2038.89 Sq. Yards (0.28%)     18.   Area under roads with % age   112.00 Sq. Yards (0.28%)     19.   width of approach road   45'     20.   width of approach road   45'     21.   Mode of payment received   E.M.Ls     22.   Demand Draft/Cash/MC Receipt   23.   Fees/charges received   Rs.49,25,440/- paid by Colonizer as per G-8 No. 88/1242 dated   31.07.2019 & Rs. 18,88,448/- S% UDC (1888448 x 5%)   FC barges     24.   In case of payment by   25.   Name of Drawer Bank   D.A/Approved layout   Total Fees   40622.57 Sq. Yards. (8.3931 Acres)     25.   Vards (1417413 x 5%)   EDC Charges   EDC (Residential)   8.3931 x 225000   Rs. 18,88,448/- Rs. 49,28,28/0/- Rs. 19,82,870/- Rs.		Chasra Nos.	as per Annexure-A	
13.   Year of establishment of colony   Before 19.03.2018   as per Annexure-B		Type of colony(Resi/Comm/Ind)	Residential	
Detail of Plot Sold	13.	Year of establishment of colony	Before 19.03.2018	
Saleable area with % age	14.	Detail of Plot Sold	as per Annexure-B	
15.   Saleable area with % age a No. of saleable Resi, plots b)   No. of commercial plots   57,96%   197-(23546.11 Sq. Yards - 57.96%   197-(23546.11 Sq. Yards - 57.96%   197-(23546.11 Sq. Yards - 42.04%   17076.46	etail of Sper An	land sold through sale deed/Agreem	ent to sell by the promoter.	,
a) No. of saleable Resi. plots b) No. of commercial plots   197-(23546.11 Sq. Yards)-57.96%     16.   Area under Public purpose with % age   17076.46 Sq. Yards - 42.04% age   17076.46 Sq. Yards (0.28%)   12.00 Sq. Yards (0.28%)   112.00 Sq.			23546.11 Sq. Yards - 57.96%	
D		a) No. of saleable Resignlets	197-(23546.11 Sq. Yards)-	
16.   Area under Public purpose with % age   17076.46 Sq. Yards - 42.04% age   17.   Public facilities provides in the colony, if any a)   Parks/open spaces, b)   Tubewell c)   STP   12.00 Sq. Yards (0.28%)   112.00 Sq. Yards (0.28%)   19.   width of approach road   45'   12.00 Sq. Yards (36.26%)   19.   width of internal road (maintain range of width i.e. 30'-35', 45' etc)   21.   Mode of payment received   E.M.I.s   22.   Demand Draft/Cash/MC Receipt   23.   Fees/charges received   Rs.49,25,440/- paid by Colonizer as per EO, MC, Kharar Letter No. 924 dated 31.07.2019 & Rs.40,91,000/- paid by Colonizer as per G-8 No. 88/1242 dated 31.07.2019   24.   In case of payment by   25.   Name of Drawer Bank   D.A/Approved layout   Total Area   Total Fees   40622.57 Sq. Yards. (8.3931 Acres)   FF Charges   Rs.19,82,870/- Rs.19,82,870/- CLU (Residential)   S% UDC (1888448 x 5%)   Rs.3931 x 225000   Rs. 18,88,448/- Rs.19,82,870/- CLU Charges   Rs.19,82,870/- Rs.19,82,870/- Rs.19,82,870/- CLU Charges   EDC (Residential)   Rs.33,04,784/- Rs.33,04,784/- Rs.29,74,305/- Rs.9,44,224/- Rs.19,82,8699/- Rs.29,74,305/- Rs.29,74,305/- Rs.29,74,305/- Rs.29,74,305/- Rs.29,74,305/- Rs.29,74,305/- Rs.29,74,305/- Rs.29,75,295/- Rs.16,68,53,404/-   Rs.		b) No. of commercial plots		
17.	16.	Area under Public purpose with %	17076.46 Sq. Yards - 42.04%	
Colony, if any a   Parks/open spaces, b   Tubewell c   STP   12.00 Sq. Yards (5.02%)   112.00 Sq. Yards (0.28%)   193.67 Sq. Yards (0.28%)   193.67 Sq. Yards (36.26%)   19. width of approach road   45   20. width of internal road (maintain range of width i.e. 30'-35', 45' etc)   21.   Mode of payment received   E.M.Ls   22.   Demand Draft/Cash/MC Receipt   23.   Fees/charges received   Rs.49,25,440/- paid by Colonizer as per EO, MC, Kharar Letter No. 924 dated 31.07.2019   24.   In case of payment by   25.   Name of Drawer Bank   D.A/Approved layout   Total Fees   40622.57 Sq. Yards (8.3931 Acres)   PF Charges   PF (Residential)   8.3931 x 225000   Rs. 18,88,448/-   Rs. 19,82,870/-   Rs. 19,82,870/-   CLU (Residential)   8.3931 x 375000   Rs. 13,47,413/-   Rs. 1,57,371/-   Rs. 33,04,784/-   CLU Paid   Rs. 199.78,2699/-   Rs. 1,29,74,305/-   Rs. 1,29,74,305/-   Rs. 1,29,74,305/-   Rs. 1,29,74,305/-   Rs. 1,29,74,305/-   Rs. 29,74,305/-   Rs. 29,74,305	. 15	age		
a) Parks/open spaces, b) Tubewell 112.00 Sq. Yards (5.02%) 112.00 Sq. Yards (0.28%) 112.00 Sq. Yards (0.28%) 112.00 Sq. Yards (0.28%) 193.67 Sq. Yards (0.48%) 193.67 Sq. Yards (36.26%) 19. width of approach road 45	17.	Public facilities provides in the		
D) Tubewell   112.00 Sq. Yards (0.28%)   193.67 Sq. Yards (0.48%)   193.67 Sq. Yards (0.48%)   193.67 Sq. Yards (36.26%)   194.731.90 Sq. Yards (36.26%)   194.731.90 Sq. Yards (36.26%)   194.731.90 Sq. Yards (36.26%)   195.67 Sq. Yards (36.26%)   195.6			2020 90 Sq. Vards (5.02%)	
C   STP		b) Tubewell	112 00 Sq. Vards (0.28%)	
18. Area under roads with % age 14731.90 Sq. Yards (36.26%)  19. width of approach road 45'  20. width of internal road (maintain range of width i.e. 30'-35', 45' range of width i.e. 30'-35', 45' range of payment received E.M.Ls  21. Mode of payment received E.M.Ls  22. Demand Draft/Cash/MC Receipt Rs.49,25,440/- paid by Colonizer as per EO, MC, Kharar Letter No. 924 dated 31.07.2019 & Rs.40,91,000/- paid by Colonizer as per G-8 No. 88/1242 dated 31.07.2019  24. In case of payment by 25. Name of Drawer Bank D.A/Approved layout Total Area Total Fees 40622.57 Sq. Yards. (8.3931 Acres)  PF Charges PF (Residential) = 8.3931 x 225000 = Rs. 18,88,448/- Rs. 94,422/- Rs. 19,82,870/- CLU (Residential) = 8.3931 x 375000 = Rs. 31,47,413/- Rs. 19,82,870/- CLU Charges CLU (Residential) = 8.3931 x 375000 = Rs. 1,57,371/- Rs. 19,82,870/- CLU Paid Rs. 19,82,870/- Rs. 1,57,371/- Rs. 19,82,870/- CLU Paid Rs. 1,57,371/- Rs. 1,58,84,475/- Rs. 1,54,34,474/- Rs. 1,5% ODC (18884475 x 5%) = Rs. 1,57,371/- Rs. 1,98,28,699/- Rs. 1,5% 29,74,305/- EDC Paid = Rs. 29,74,305/- Rs. 29,74,305/- Rs. 29,74,305/- Rs. 29,74,305/- Rs. 29,75,295/- Rs. 29,75,295/- Rs. 1,68,53,404/-	,		193 67 Sq. Yards (0.48%)	
19. width of approach road 20. width of internal road (maintain range of width i.e. 30'-35', 45' etc)  21. Mode of payment received 22. Demand Draft/Cash/MC Receipt 23. Fees/charges received  23. Fees/charges received  24. In case of payment by 25. Name of Drawer Bank  D.A/Approved layout  Total Area  Total Fees  PF (Residential)  5% UDC (1888448 x 5%) = Total PF PF Paid  CLU Charges  CLU (Residential)  5% UDC (3147413 x 5%) = Total CLU CLU Paid  EDC Charges  EDC (Residential)  EDC Charges  EDC (Residential)  EDC Charges  Rs. 1,88,8448/- Rs. 1,88,34,475/- Rs. 1,98,28,709/- Rs. 1,98,28,699/- Rs. 1,98,28,699/- Rs. 29,74,305/- EDC Paid  Rs. 29,74,305/- EDC Paid  Rs. 29,74,305/- Rs. 29,74,305/- Rs. 29,74,305/- Rs. 29,74,305/- Rs. 29,74,305/- Rs. 29,75,295/- Rs. 29,75,295/- Rs. 29,75,295/- Rs. 29,75,295/- Rs. 29,75,295/-	18.		14731.90 Sq. Yards (36.26%)	
20. width of internal road (maintain range of width i.e. 30'-35', 45' etc)  21. Mode of payment received 22. Demand Dratt/Cash/MC Receipt 23. Fees/charges received  23. Fees/charges received  24. In case of payment by 25. Name of Drawer Bank  25. Name of Drawer Bank  26. D.A/Approved layout  27. Total Area  28. Total Fees  PF (Residential)  29. Total PF  PF Paid  CLU (Residential)  20. CLU Charges  CLU (Residential)  20. CLU Charges  CLU (Residential)  21. Total Cl.1  22. Demand Dratt/Cash/MC Receipt  23. Rs. 49,25,440/- paid by Colonizer as per EO, MC, Kharar Letter  No. 924 dated 31.07.2019 & Rs. 40,21,2019 & Rs. 40,22,2019  24. In case of payment by 25. Name of Drawer Bank  26. Total Fees  40622.57 Sq. Yards. (8.3931 Acres)  PF Charges  PF (Residential)  28. Rs. 18,88,448/-  Rs. 19,82,870/-  Rs. 19,82,870/-  CLU Charges  CLU (Residential)  29. Rs. 1,57,371/-  Total Cl.1  CLU Paid  EDC Charges  EDC (Residential)  20. Rs. 1,88,84,475/-  Rs. 1,982,8699/-  Rs. 29,74,305/-  Rs. 29,74,305/-  EDC Paid  Rs. 29,75,295/-  Rs. 29,75,295/-  Rs. 1,68,53,404/-				
range of width i.e. 30'-35', 45' etc)				
21.   Mode of payment received   E.M.Ls			. 1	
Rs.49,25,440/- paid by Colonizer as per EO, MC, Kharar Letter No. 924 dated 31.07.2019 & Rs.40,91,000/- paid by Colonizer as per G-8 No. 88/1242 dated 31.07.2019	21.		E.M.I.s	
as per EO, MC, Kharar Letter No. 924 dated 31.07.2019 & Rs.40,91,000/- paid by Colonizer as per G-8 No. 88/1242 dated 31.07.2019  24. In case of payment by 25. Name of Drawer Bank  D.A/Approved lay out  Total Fees  40622.57 Sq. Yards. (8.3931 Acres)  PF Charges  PF (Residential) 5% UDC (1888448 x 5%) = Rs. 94,422/- Total PF PF Paid  CLU Charges  CLU (Residential) 5% UDC (3147413 x 5%) = Rs. 1,57,371/- Total CL1  CLU Paid  EDC Charges  EDC (Residential) 5% UDC (18884475 x 5%) = Rs. 3931 x 225000 = Rs. 1,88,84,475/- Rs.33,04,784/- Rs.29,74,305/- Rs.29,74,305/- EDC Paid Balance  Rs.1,68,53,404/-		Demand Draft/Cash/MC Receipt		
No. 924 dated 31.07.2019 & Rs.40,91,000/- paid by Colonizer as per G-8 No. 88/1242 dated 31.07.2019	23.	Fees/charges received	Rs.49,25,440/- paid by Colonizer	
Rs.40,91,000/- paid by Colonizer as per G-8 No. 88/1242 dated 31.07.2019	,			
as per G-8 No. 88/1242 dated   31.07.2019	,			
31.07.2019				
24. In case of payment by 25. Name of Drawer Bank  D.A/Approved layout  Total Area  Total Fees 40622.57 Sq. Yards. (8.3931 Acres)  PF Charges 8.3931 x 225000 = Rs. 18,88,448/-  S% UDC (1888448 x 5%) = Rs.19,82,870/-  PF Paid  CLU Charges  CLU (Residential) = 8.3931 x 375000 = Rs. 31,47,413/-  S% UDC (3147413 x 5%) = Rs. 1,57,371/-  Total CL1 = Rs.33,04,784/-  CLU Paid  EDC Charges  EDC (Residential) = 8.3931 x 2250000 = Rs. 1,88,84,475/-  Rs. 33,04,784/-  CLU Paid  EDC Charges  Rs. 1,88,84,475/-  Rs. 9,44,224/-  Rs. 9,44,224/-  Rs. 9,44,224/-  Rs. 9,74,305/-  EDC Paid = Rs.29,74,305/-  EDC Paid = Rs.29,75,295/-  Balance = Rs.1,68,53,404/-			1 -	
D.A/Approved layout   Total Fees   40622.57 Sq. Yards. (8.3931 Acres)	24.	In case of payment by		
Total Area  Total Fees 40622.57 Sq. Yards. (8.3931 Acres)  PF Charges  PF (Residential) = 8.3931 x 225000 = Rs. 18,88,448/-  S% UDC (1888448 x 5%) = Rs. 94,422/-  Total PF = Rs.19,82,870/-  PF Paid				
Total Area    PF Charges   PF Charges   Rs. 18,88,448/-   Rs. 94,422/-   Rs. 19,82,870/-   Rs. 1,57,371/-   Rs. 33,04,784/-   Rs. 33,04,784/-   Rs. 33,04,784/-   Rs. 33,04,784/-   Rs. 33,04,784/-   Rs. 1,57,371/-   Rs. 1,57,371/-   Rs. 33,04,784/-   Rs. 29,74,305/-   Rs. 1,98,28,699/-   Rs. 29,74,305/-   Rs. 29,74,305/-   Rs. 29,74,305/-   Rs. 29,75,295/-   Rs. 1,68,53,404/-   Rs. 1,68,53,	D.A/			
PF (Residential) = 8.3931 x 225000 = Rs. 18,88,448/-  5% UDC (1888448 x 5%) = Rs. 94,422/-  Total PF				
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Total PF PF Paid  CLU Charges  CLU (Residential) = 8.3931 x 375000 = Rs. 31,47,413/-  5% UDC (3147413 x 5%) = Rs. 1,57,371/-  Total CL1 = Rs.33,04,784/-  CLU Paid  EDC Charges  EDC (Residential) = 8.3931 x 2250000 = Rs. 1,88,84,475/-  5% UDC (18884475 x 5%) = Rs. 9,44,224/-  Total EDC = Rs.1,98,28,699/-  15% of EDC = Rs.29,74,305/-  EDC Paid = Rs.29,75,295/-  Rs.1,68,53,404/-		(,		
CLU Charges         CLU (Residential)       =       8.3931 x 375000       =       Rs. 31,47,413/-         5% UDC (3147413 x 5%)       =       Rs. 1,57,371/-       Rs. 33,04,784/-         Total CLU       =       Rs.33,04,784/-         CLU Paid       =       Rs. 1,88,84,475/-         S% UDC (18884475 x 5%)       =       Rs. 9,44,224/-         Total EDC       =       Rs.1,98,28,699/-         15% of EDC       =       Rs. 29,74,305/-         EDC Paid       =       Rs.29,75,295/-         Balance       =       Rs.1,68,53,404/-			•	
CLU (Residential) = 8.3931 x 375000 = Rs. 31,47,413/-  5% UDC (3147413 x 5%) = Rs. 1,57,371/-  Total CLU = Rs.33,04,784/-  CLU Paid				
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CLU Paid       Rs.33,04,784/-         EDC Charges         EDC (Residential)       =       8.3931 x 2250000       =       Rs. 1,88,84,475/-         5% UDC (18884475 x 5%)       =       Rs. 9,44,224/-       Rs. 1,98,28,699/-         Total EDC       =       Rs. 29,74,305/-       Rs. 29,74,305/-         EDC Paid       =       Rs.29,75,295/-         Balance       =       Rs.1,68,53,404/-		•		
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5% UDC (18884475 x 5%) = Rs. 9,44,224/-  Total EDC = Rs.1,98,28,699/-  15% of EDC = Rs. 29,74,305/-  EDC Paid = Rs.29,75,295/-  Balance = Rs.1,68,53,404/-		•		
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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

Total Payment		Amount of EDC	installment of	No. of	Due Date of	ertific Sr.
5.		Principal		EDC	Payment	no
2528010	5. 842670	4		3.		
2443743	758403	1685340			2.	1,
2359476		1685340		Ist		1.
2275209	674136	1685340		IInd		2.
	589869	1685340		IIInd		
2190942	505602			IVth		3.
2106675	421335	1685340		Vth		4
2022409		1685340				5.
	337068	1685341		VIth		
1938142	252801		,	VIIth		5
1853875	168534	1685341		VIIIth		7.
1769608		1685341				8.
	84267	1685341		IXth		
21488089	4634685,			Xth		9.
	40340017	16853404		<u> </u>		10.
	100	16853404 /	·	Am	Total	10.

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7)

No separate notice shall be issued for the payment of installments. dated 31.07.2019 Note:

EO. MC, Kharar vide his letter no. 924 (Rs.49,25,440/-) & G-8 No. 88/1242 dated 31.07.2019 Rs.40,91,000/- had 1) informed to this office that 100% of PF/UDC, CLU/UDC, SIF and 15% 2) of EDC/UDC Charges (Total Amount Rs.90,16,440/-) had 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

If any of the conditions of the policy of the government found violated the Regularization Certificate granted shall liable to be cancelled. 3)

This Regularization Certificate is granted subject to the decision C.W.P. no. 4018 of 2012 (Gurdeep kaur vs state of punjab & others) 4) pending in the Hon'ble High Court.

That if subsequently any defect is found in ownership. Any other documents or any encroachment will found, owner/developer shall be

This provisional certificate for regulization is valid for one year from the date 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 sale agreements/power of attorney within one year from the date issuance of this provisional regularization

Condition for regularization of colony, (i) The area under roads, open spaces, parks and other utilities shall be transferred in the name of the Residents Welfare Association of the colony, if there is no registered Residents Welfare Association then the area under roads, open spaces, parks and other utilities shall be transferred in the name of the concerned urban development/local authority as the case may be which will ultimately be transferred to the name of residents Welfare Association when formed. The maintainance of these areas shall be the 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.

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.
- The Colonizer is bound to pay any amount if due against them after the decision of case which is pending with Govt./CTP Chandigarh, as he (Colonizer) submitted his affidavit duly attested by notery dated 16.08.2019 as reported by Executive Officer, Municipal Counsil, Kharar.

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

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

Endst. No. ATP-DDLG-19/

8)

9)

Date

A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar with the direction a seperate 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 servies 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.

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

Endst. No. ATP-DDLG-19/

Date

A copy of the above is forwarded to the RERA, Punjab for

information and necessary action.

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

Endst. No. ATP-DDLG-19/

Date

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

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