

NEW SKY CITY

VILLAGE DAPPAR TEHSIL DERABASSI SAS NAGAR MOHALI

DECLARATION REGARDING NOC/CLU/PROMOTER LICENCE/LICENCE TO DEVELOP COLONY

Our Project "NEW SKY CITY" is covered under regularisation of unauthorised colony scheme of Government of Punjab which was notified vide Notification No. 12/01/2017-5HG2/1806 Dated 18.10.2018.

Therefore, no CLU, Promoter Licence, NOC, Licence to develop colony is required for our Project under the scheme.

For: M/s NEW SKY CITY

(Authorized Signatory)

New Sky City

Partner

NEW SKY CITY

VILLAGE DAPPAR TEHSIL DERABASSI SAS NAGAR MOHALI

CLARIFICATION REGARDING REGULARIZED UNAUTHORISED COLONY CERTIFICATE PROVISIONAL CERTIFICATE

It is submitted that under "The Punjab Laws (special provision) Act, 2014 vide Application No. ATP-DDLG-19/273 Dated 28.11.2019, this is the standard format for issue of Regularization Certificate which is titled as "Regularized Unauthorised Colony Certificate-Provisional Certificate".

The Certificate is subject to compliance of conditions by the Promoter over a period of time.

For: M/s NEW SKY CITY

(Authorized Signatory)

New Sky City


Partner

Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

TO

Promoter : Sh. Baljit Singh, Sh. Ranjit Singh,
Sh. Sanju Kumar, Sh. Satpal
Vill. Lalru, Tehsil Derabassi Dist. SAS Nagar (Mohali)

No. ATP-DDLG-19/ 273

Dated: 28/11/2019

With reference to your offline applicant No. 96 dated 04.07.2019 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. Baljit Singh, Sh. Ranjit Singh, Sh. Sanju Kumar, Sh. Satpal
2	Father's name (In case of Individuals)	-
3	Name of Colony (If any)	New Sky City Dappar MC Lalru
4	Location (Village with H.B. No.)	H.B-20 Dappar M.C. Lalru
5	Total Area of colony in Sqaure yards (Acres) After road widening	99607 sq.yds (20.57 Acre) 99546.483 sq.yd.
6	Total Saleable Area in Sqaure Yards (Acres)	60347.42Sq.yd (12.468 Acr) (60.60%)
7	Area Under Common Purpose Square Yds (Acre)	39221.58 sq.yd (8.103) (39.40%)
8	Sold Area Square Yards (Acre)	30500 Sq.yds (6.301 Acre) (51%)
9	Saleable are still with the promoter Square yards (Acre)	29847.42 Sq.yd (6.166 Acre) (49%)
10	No of plots saleable as per layout plan	759 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 2007
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	60347.42Sq.yd (12.468 Acr) (60.60%) 759 Plots
16	Area under public purpose with % age	39221.58 sq.yd (8.103) (39.40%)
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	3 Park Area 1130 sq.yd. NIL Nil 300 sq.yd. 100 sq.yd. Nil 100 sq.yd.
18	Area under roads with % age	37591.58 sq.yd. (37.75)
19	Width of approach road	40'-0"

20	Width of internal roads (mention rang of width i.e. 30' etc.)	30'-0", 25'-0", 20'-0"
21	Mode of payment received	NIL
22	Demand Draft/Cash/MC receipt	G-8 No 31/242 dated 11.06.2019
23	Fee/Charges received	8,10,000/-
24	In case of payment by	DD No. 947670 dated 13.06.2019
25	Name of Drawer Bank	PNB Bank Vill. Dappar MC Lalru

(D.A./Approved layout)

Deputy Director –cum-
Competent Authority
Local Government, Patiala

Total Colony Area	99607 Sq. yard	
Total Fee	$99607 \times 0.05\% \times 1620 =$	8,06,817.00
Amount Fees Paid @ 25%		2,01,705.00
Amount Paid 100%		8,10,000.00
Balance Payable		-

Payment Schedule of remaining Amount = NIL

Sr No.	Installments	Amount	Interest 12% Per Annum	Total Amount
1	1 st Installment Within 180 Days	-	-	-
2	2 nd Installment Within 360 Days From the date of Approval	-	-	-
3	3 rd Installment Within 540 Days From the date of Approval	-	-	-

Note:-

- No separate notice shall be issued for the payment of installments.
- Executive officer, MC, Lalru vide letter No. 68 dated 01.07.2019, G-8 No 31/242 dated 11.06.2019 Rs. 8,10,000/- (Total Amount of Rs 8,06,817/-) had informed to this office that 100% of Composition fees 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 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 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, Lalru 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.

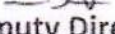
This certificate is issued on the basis of the documents produce by the applicant. In case the information provided by applicant is found false/incorrect at any stage, the compounding of the offence shall stand withdrawn penal action against the applicant shall be initiated.


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 Nagar Council, Lalru 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-
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Dated

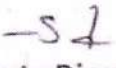
A copy of the above is forwarded to RERA, Punjab for information and necessary action.


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.