

Regularized Unauthorized Colony Certificate

Provisional Certificate

From

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

TO

✓ M/S WWICS Estates Pvt. Ltd.
Plot No. A-12 Industrial Area Phase-6
Mohali

No. ATP-DDLG-20/ 13
Dated: 28-01-2020

With reference to your offline applicant No. 140 dated 25.09.2019 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 dated 18.10.2018

1	Name of the Promoter(s)/Individual(s), Company, Firm	M/S WWICS Estates Pvt. Ltd.
2	Father's name (in case of Individuals)	-
3	Name of Colony (If any)	Hill View Estates vill, Karoran
4	Location (Village with H.B. No.)	H.B- 352 vill. Karoran MC Naya Goan
5	Total Area of colony in Sqaure yards (Acres)	49973 sq.yds (10.325 Acre)
6	Total Saleable Area in Sqaure Yards (Acres) Residential Area 24638.11 sq.yd Eisting building 1619.77 sq.yd. Commercial Area 348.33 sq.yd.	26606.22 Sq.yds (5.497 Acre) (53.24%)
7	Area Under Common Purpose Square Yds (Acre)	23366.78 Sq.Yds (4.827 Acre) (46.76%)
8	Sold Area Square Yards (Acre)	8233.16 Sq.Yds (1.701 Acre) (33.42%)
9	Saleable area still with the promoter Square yards (Acre)	18373.06 Sq.Yds (3.796 Acre) (66.58%)
10	No of plots saleable as per layout plan Residential Area 89 No. Commercial Area 8 No.	97 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 17-08-2007
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 89 + Comm Plot 8	26606.50 Sq.yds (5.497 Acre) (53.24%) 97 Plots
16	Area under public purpose with % age	23366.78 Sq.Yds (4.827 Acre) (46.76%)

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	7 No. 7524.56 sq.yd. 15296.72 sq.yd. NIL NIL 357.50 sq.yd. NIL NIL
18	Area under roads with % age	15296.72 sq. yards
19	Width of approach road	40'-0"
20	Width of internal roads (mention rang of width i.e. 30' etc.)	40'-0", 36'-6", 35'-0" or 30'-0"
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	G-8 No. 60/21 dated 04.06.2019 G-8 No. 19-20/000525 dt. 28.01.20 G-8 No. 19-20/000526 dt. 28.01.20
23	Fee/Charges received	666000/-
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

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Total Area	49973.00 sq. yards
Residential Area + Existing building	49436.67 sq. yards
Commercial Area	536.33 sq. yards

Resi fee	$49436.67 \times 0.50\% \times 10500$	2595426.00
Comm fee	$536.33 \times 0.50\% \times 25000$	67042.00
Total Fee		2662468.00
Amount Fees Paid @25%		665617.00
Amount Paid 25%		666000.00
Balance Payable		1996468.00

Payment Schedule of remaining Amount = 1996468.00

Sr No.	Installments	Amount	Interest 12% Per Annum	Total Amount
1	1 st Installment Within 180 Days	665490	119788	785278
2	2 nd Installment Within 360 Days From the date of Approval	665489	79859	745348
3	3 rd Installment Within 540 Days From the date of Approval	665489	39930	705419
	Total	1996468	239577	2236045

The balance amount of Rs. 1996468/- be paid in 3 equated bi-annual installments along with 12% compound interest as under. The due date of installment shall be reckoned after six months from the date of issue of this provisional certificate:-

Note:-

1. No separate notice shall be issued for the payment of installments.
2. Executive officer, MC Naya Goan vide letter No. 1468 dated 24.09.2019 & No. 1994 dated 04.10.2019 G-8 No. 60/21 dated 04.06.2019 Rs. 200000/-, G-8 No. 19-20/000525 dt. 28.01.2020 Rs. 300000/- G-8 No. 19-20/000525 dt. 28.01.2020 Rs. 166000/- (Total 666000/-) had informed to this office that 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 Naya Goan 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.

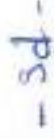
This certificate is issued on the basis of the documents produce by the applicant. In case the information provided by applicant is found false/incorrect at any stage, the compounding of the offence shall stand withdrawn penal action against the applicant shall be initiated.


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

Endst. No. 51-DDLG-19/

Dated

A copy of the above is forwarded to the Executive Officer, Municipal Council, Naya Goan 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. 51-DDLG-19/

Dated

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


Deputy Director -cum-
Competent Authority Local
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Endst. No. 51-DDLG-19/

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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Government, Patiala.

Annexure "A"

Detail of land purchased by the promoter vide registered sale deed or agreement

S.no	Seller	Purchaser	Area	Khasra No.	Total Area	Remarks
1.	Green Earth Society	WWICS ESTATES PVT. LTD.	8-4.5	146//5/1 (2-1), 5/2 (4-18), 6/1 (1-5.5) min	8-4.5	
2	CIIS Educational Services Society	WWICS ESTATES PVT. LTD.	5-14.5	6/2 (5-6) min, 7 (0-8.5) min,	5-14.5	
3	CIIS Educational Services Society	WWICS ESTATES PVT. LTD.	16-13	13/2 (2-0), 14/2 (2-0), 15 (8-0), 16 (8-0), 17 (2-14)min, 24/2 (2-12), 25(8-0), Share 50 %	16-13	
4	WWICS Resorts Pvt. Ltd.	WWICS ESTATES PVT. LTD.	16-13	13/2 (2-0), 14/2 (2-0), 15 (8-0), 16 (8-0), 17 (2-14)min, 24/2 (2-12), 25(8-0), Share 50%	16-13	
5	Dasmesh Educational Society	WWICS ESTATES PVT. LTD.	35-7	147//1/1 (3-16), 1/2(4-0), 2(8-0), 3(4-0), 147//8 (1-16), 9 (5-4), 10 (8-11)	35-7	
TOTAL					82-12	


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Annexure "B"

Detail of Plot Sold by the promoter vide registered sale deed & agreement to sell

S.no	Seller	Purchaser	Date & Number	Area	Khasra No.	Total Area	Remarks
1.	WWICS ESTATES PVT. LTD.	Ramesh Negi	18.12.2006 (Plot no 2)	290 sq.yd	146//14/2 & 17	290 sq.yd	
2.	WWICS ESTATES PVT. LTD.	Anuj Kaushal	16.08.2006 (Plot No. 7)	300 sq.yd	146//17	300 sq.yd	
3.	WWICS ESTATES PVT. LTD.	Guljinder Tak	3.12.2005 (Plot no 22)	250 sq.yd	146//16	250 sq.yd	
4.	WWICS ESTATES PVT. LTD.	Surat Atwal	23.07.2006 (Plot no 47)	250 sq.yd	146//16	250 sq.yd	
5	WWICS ESTATES PVT. LTD.	Rashpinder Pandher	23.08.2006 (Plot no 48)	250 sq.yd	146//16 & 25	250 sq.yd	
6	WWICS ESTATES PVT. LTD.	Sidak Singh	10.03.2004 (Plot no 12 & 13)	600 sq.yd (300sq.yd of each plot)	146//24/2	600 sq.yd (300sq.yd of each plot)	
7	WWICS ESTATES PVT. LTD.	Karan Partap Singh	22.07.2004 (Plot no 14 & 15)	600 sq.yd (300sq.yd of each plot)	146//24/2	600 sq.yd (300sq.yd of each plot)	
8	WWICS ESTATES PVT. LTD.	Kuldeep Kaur Bhullar	16.03.2005 (Plot no 16 & 17)	500 sq.yd (250sq.yd of each plot in area)	146//25	500 sq.yd (250sq.yd of each plot in area)	
9	WWICS ESTATES	Devinder Gill	8.04.2006 (Plot no 18 & 19)	500 sq.yd (250sq.yd of each plot in	146//25	500 sq.yd (250sq.yd of each	

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	PVT. LTD.			area)		plot in area)	
10	WWICS ESTATES PVT. LTD.	Jasbir Sandhu	25.10.2004 (Plot no 20 & 21)	500 sq.yd (250sq.yd of each plot in area)	146//75 & 16	500 sq.yd (250sq.yd of each plot in area)	
11	WWICS ESTATES PVT. LTD.	Prabhjit Singh Sidhu	12.09.2004 (Plot no 23 & 24)	500 sq.yd (250sq.yd of each plot in area)	146//16	500 sq.yd (250sq.yd of each plot in area)	
12	WWICS ESTATES PVT. LTD.	Karina Sandhu	23.07.2004 (Plot no 25 & 26)	500 sq.yd (250sq.yd of each plot in area)	146//16	500 sq.yd (250sq.yd of each plot in area)	
13	WWICS ESTATES PVT. LTD.	Devinder Kang	27.04.2005 (Plot no 3 & 4)	580 sq. yds (290 sq.yd of each plot in area)	146//14/2 & 17	580 sq. yds (290 sq.yd of each plot in area)	
14	WWICS ESTATES PVT. LTD.	Kulvir Saini	12.08.2004 (Plot no 35 & 36)	500 sq.yd (250sq.yd of each plot in area)	146//6/2, 15	500 sq.yd (250sq.yd of each plot in area)	
15	WWICS ESTATES PVT. LTD.	Devinder Singh Sandhu	2.09.2005 (Plot no 43 & 44)	500 sq.yd (250sq.yd of each plot in area)	146//16	500 sq.yd (250sq.yd of each plot in area)	
16	WWICS ESTATES PVT. LTD.	Laddi Pandher	28.08.2005 (Plot no 45 & 46)	500 sq.yd (250sq.yd of each plot in area)	146//16	500 sq.yd (250sq.yd of each plot in area)	
17	WWICS ESTATES PVT. LTD.	Parvinder Singh	11.09.2006 (Plot no 5 & 6)	600 sq.yd (300 sq.yd of each plot)	146//17	600 sq.yd (300 sq.yd of each plot)	
18	WWICS ESTATES PVT. LTD.	L.S. Bhullar	26.11.2004 (Plot no 8 & 9)	600 sq.yd (300 sq.yd of each plot)	146//17	600 sq.yd (300 sq.yd of each plot)	

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