

**CLARIFICATION REGARDING REGULARIZED UNAUTHORISED COLONY**  
**CERTIFICATE PROVISIONAL CERTIFICATE**

It is submitted that under "The Punjab Laws (special provision) Act, 2014 vide Application No. 112738/ Dated 26.09.2013, 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: Sh. Darshan Singh



(Promoter)

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

Our Project "Rutvij & Popli Enclave" is covered under regularisation of unauthorised colony scheme of Government of Punjab which was notified vide Application No. S2-DDLG-2020/69 Dated 22.6.2020.

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

For: Sh. Darshan Singh



(Authorised Signatory)

# Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

To

Sh. Darshan Singh S/o Sh. Bachan Singh,  
R/o House No. 2022, Phase-10,  
SAS Nagar (Mohali)

No. S2-DDLG-20/ 69

Dated: 22/06/2020

With reference to your offline applicant No. 97 dated 12.07.2019 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. Darshan Singh S/o Sh. Bachan Singh, R/o House No. 2020, Phase- 10, Mohali
2	Father's name (In case of Individuals)	
3	Name of Colony (If any)	Rutvij And Popli Enclave Handesra road Kaulimajra
4	Location (Village with H.B. No.)	H.B- 213 Kaulimajra MC Lalru
5	Total Area of colony in Sqaure yards (Acres)	38314.50 sq.yd (7.916 Acre)
6	Total Saleable Area in Sqaure Yards (Acres) Residential 2535.03 sq.yd Commercial 600 sq.yd	23135.03 sq.yd (4.779acre) (60.38%)
7	Area Under Common Purpose Square Yds (Acre)	15179.47 sq.yd ( 3.136 acre)(39.62%)
8	Sold Area Square Yards (Acre)	650.54 Sq.yd (0.175 Acre) (3.68%)
9	Saleable are still with the promoter Square yards (Acre)	22284.49 Sq.yd (4.604 Acre) (56.70%)
10	No of plots saleable as per layout plan	250 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 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 /commercial plots	23135.03 Sq.yd (4.779 Acr) (60.38%) 250 Plots
16	Area under public purpose with % age	15179.47 sq.yd. (3.136 acre) 39.62%
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 1928.13 sq.yd. NIL NIL 151.66 sq.yd. 101.57 sq.yd. NIL NIL
18	Area under roads with % age	12998.11 sq.yd. 33.92%
19	Width of approach road	47'-6"
20	Width of internal roads (mention rang of width i.e. 30' etc.)	35'-0", 30'-0"
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	G-8 No 36/242 dated 28.06.2019 MP/1505/2020-21/000321 dated 17-06-2020, MP/1505/2020-21/000322 dated 18-06-2020, MP/1505/2020-21/000329 dated 19-06-2020
23	Fee/Charges received	Rs. 4,40,000/- Rs.13,10,000/- Rs. 55,000/- Rs. 92,000/- <b>Total Rs.18,97,000/-</b>
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

#### **Total Fees:**

Total Area	38314.50 sq yard (7.916 Acres)
Residential Area	37375.03 sq yard
Commercial Area	939.47 sq yard

#### **PF Charges**

PF (Residential)	37375.03 / 4840 x 75000	= 5,79,159.00
PF (Commercial)	939.47/4840 x 150000	= 29,116.00
		= 6,08,275.00
5% UDC	(6,08,275 x 5%)	= 30,414.00
Total PF		= 6,38,689.00
PF Paid		= 6,38,689.00

#### **CLU Charges**

CLU (Residential)	37375.03 / 4840 x 75000	= 5,79,159.00
CLU (Commercial)	939.47/4840 x 150000	= 29,116.00
Total CLU		= 6,08,275.00
5% UDC	(6,08,275 x 5%)	= 30,414.00
Total CLU=		= 6,38,689.00
CLU Paid		= 6,38,689.00

#### **EDC Charges**

EDC (Residential)	37375.03 / 4840 x 375000	= 28,95,793.00
EDC (Commercial)	939.47/4840 x 900000	= 1,74,695.00
Total EDC		= 30,70,488.00
5% UDC	(30,70,488 x 5%)	= 1,53,525.00
Total EDC		= 32,24,013.00



15% of EDC	= 4,83,602.00
EDC Paid	= 4,84,580.00
Pending	= 27,39,433.00

### SIF

SIF (638689+638689+3224013)= 45,01,391@ 3%	=1,35,042.00
SIF Paid	=1,35,042.00

### **Payment Schedule of remaining Amount =**

Sr. no	Due Date of Payment	No. of installment of EDC	Amount of EDC Principal	Interest @ 10%	Total Payment
1.		Ist	273944	136972	410916
2.		IIInd	273944	123275	397219
3.		IIIInd	273944	109578	383522
4.		IVth	273943	95880	369823
5.		Vth	273943	82183	356126
6.		VIth	273943	68486	342429
7.		VIIth	273943	54789	328732
8.		VIIIth	273943	41092	315035
9.		IXth	273943	27395	301338
10.		Xth	273943	13697	287640
	<b>Total</b>		<b>2739433</b>	<b>753347</b>	<b>3492780</b>

#### **Note:-**

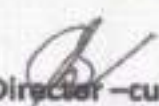
- No separate notice shall be issued for the payment of installments.
- Executive officer, MC Lalru vide letter No. 72 dated 11.07.2019 (G-8 No 36/242 dated 28.06.2019 Rs. 4,40,000/-, MP/1505/2020-21/000321 dated 17-06-2020 Rs.13,10,000/-, MP/1505/2020-21/000322 dated 18-06-2020 Rs.55,000/-, MP/1505/2020-21/000329 dated 19-06-2020 Rs.92,000/- (Total Amount of Rs18,97,000/-) had informed to this office that 15% 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.
7. 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.
8. The Building Plan of the Colony will be sanctioned by the MC Lalru as per Building Bye-Laws.
9. 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.

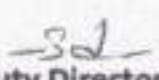
This certificate is issued on the basis of the documents produce by the applicant. In case the information provided by applicant is found false/incorrect at any stage, the compounding of the offence shall stand withdrawn penal action against the applicant shall be initiated.

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

Endst. No. S2-DDLG-20/

Dated

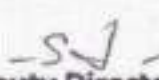
A copy of the above is forwarded to the Executive Officer, Municipal Council, Lalru with the direction a separate account shall be maintained for each colony and the funds collected by regularization of colonies/plots/buildings falling in that colony will be utilized for providing basic services and 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. S2-DDLG-20/

Dated

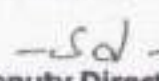
A copy of the above is forwarded to RERA, Punjab for information and necessary action.

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

Endst. No. S1-DDLG-19/

Dated

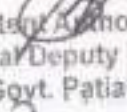
A copy of the above is forwarded to the Chief Town Planner, Local Government, Punjab Chandigarh for information and necessary action.

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

## ANNEXURE – A

SHOWING SALE DEED OF PURCHASE OF LAND BY PROMOTER IN RUTVIJ & POPLI ENCLAVE, KAULIMAJRA, OWNER GHANSHYAM DASS, MOHAN LAL, VIKRAM KUMAR & SUNIL KUMAR THROUGH SH.DARSHAN SINGH S/O SH. BACHAN SINGH R/O #2022, PHASE-10, SAS NAGAR.

S.No.	Registered Sale Deed			Registered Agreement to Sell			Total Area
	Vasika No. & Date	Khasra No.	Area in Sq. Yds.	No. & Date	Khasra No.	Area in Sq. Yds.	
1.				995 09/10/2017	Khewat/Khatoni No. 72/3/226/3 Khasra No. 1033 (3-18), 1034 (4-0), Khewat/Khatoni No. 47/137-147 Khasra No. 1020 (6-0), 1021 (6-0), 1022 (4-0), 1023 (4-0), 1024 (4-0), 1025 (3-14), 1026/2 (3-10)	38497 .50Sq. Yds.	38497 .50Sq. Yds.
Total Area in Sq. Yds.							38497 .50Sq. Yds.

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



# ANNEXTURE 'B'

Total Land Area			38314.50 Sq. Yds.			
Total No. Of Plots			242 + 8 = 250			
ANNEXURE-B SHOWING REGISTERED SALE DEED & SALE/FULL & FINAL AGREEMENT ON STAMP PAPER DETAIL IN RUTVIJ & POPLI ENCLAVE COLONY AT VILLAGE DAPPAR, TEHSIL DERABASSI, DISTRICT SAS NAGAR.						
Stamp Paper No.	Name of Purchaser	Plot No.	Area in Sq. Yds.	Vasika No.	Date	Area in %
REGISTRIES						
FULL & FINAL AGREEMENTS						
D435251	Sh. Swaran Singh	7	100.00		07/11/2017	
D435251	Sh. Swaran Singh	8	100.00		07/11/2017	
D435297	Sh. Harpreet Singh	105	81.85		15/11/2017	
D435297	Sh. Harpreet Singh	106	81.85		15/11/2017	
D435297	Sh. Harpreet Singh	107	81.85		15/11/2017	
D435300	Sh. Paras Chauhan	137	100.00		05/12/2017	
D435300	Sh. Paras Chauhan	138	100.00		05/12/2017	
387647	Sh. Satwinder Singh	167	68.33		12/12/2017	
387647	Sh. Satwinder Singh	168	68.33		12/12/2017	
387647	Sh. Satwinder Singh	169	68.33		12/12/2017	
			850.54			3.68%
	TOTAL (REGISTRIES + FULL & FINAL AGREEMENTS)		850.54			3.68%

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