

# Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

TO

Promoter : J.B. Enterprises authorized Sh. Dev Raj Mittal S/O Sh. Lachman Dass Residence of #238 Indera Puri Warecha road ward No. 7 Samana  
Owner : Smt. Kuldeep Kaur W/O Sh. Parmjeet Singh S/O Sh. Shamsher Singh Chandigarh Sub Tehsil Banur Distt. S.A.S. Nagar Mohali  
No. SA/2-DDLG-20/

Dated:

With reference to your offline applicant No. 1275 dated 13.05.2020 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	Promoter : J.B. Enterprises authorized Sh. Dev Raj Mittal S/O Sh. Lachman Dass Residence of #238 Indera Puri Warecha road ward No. 7 Samana Owner : Smt. Kuldeep Kaur W/O Sh. Parmjeet Singh S/O Sh. Shamsher Singh Chandigarh Sub Tehsil Banur Distt. S.A.S. Nagar Mohali
2	Father's name (In case of Individuals)	-
3	Name of Colony (If any)	Smart City Landran road Banur
4	Location (Village with H.B. No.)	H.B-280 MC Banur
5	Total Area of colony in Sqaure yards (Acres) Road Widening Area after road widening	88950 sq.yd. (18.378 Acre) 596.11 sq.yd. (0.123 Acre) 88353.89 sq.yd. (18.254 Acre)
6	Total Saleable Area in Sqaure Yards (Acres) Residential Area 49114.76 sq.yd. Commercial Area 2220.68 sq.yd.	51335.44 Sq.yd (10.60 Acre) (58.11%)
7	Area Under Common Purpose Square Yds (Acre)	37018.45 Sq.yd (7.648 Acr) (41.89%)
8	Sold Area Square Yards (Acre) only residential	2660 Sq.yd (0.549 Acr) (5.18%)
9	Saleable are still with the promoter Square yards (Acre) Residential Area 46454.76 sq.yd. Commercial Area 2220.68 sq.yd.	48675.44 Sq.yd (10.056 Acr) (94.82%)
10	No of plots saleable as per layout plan Residential 446 No. & Commercial 60 No.	506 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 plots	51335.44 Sq.yd (10.60 Acre) (58.11%) 506 Plot
16	Area under public purpose with % age	37018.45 Sq.yd (7.648 Acr) (41.89%)
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 and OHSR f) Dispensary / Health centre g) Any other public use / CLUB	4 Park Area 4421.32 sq.yd 393.44 sq.yd 273.50 sq.yd. 305 sq.yd 100 sq.yd. Nil NIL
18	Area under roads with % age	31525.19 sq.yd. 35.68%
19	Width of approach road	200'
20	Width of internal roads (mention rang of width i.e. 30' etc.)	35'-0", 45'-0"
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	G-8 No. 65/121 dated 30.01.2020 G-8 No. 71/121 dated 15.05.2020 G-8 No. 70 /121 dated 15.05.2020 G-8 No. 72/121 dated 15.05.2020 G-8 No. 73/121 dated 15.05.2020
23	Fee/Charges received	28161260/-
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

**Total Fees:**

Total Area	88950 sq yard (18.378 acres)
Road widening	596.11 sq.yd. (0.123 acre)
After road widening	88353.89 sq.yd. (18.254 acre)
Residential area	49114.76 sq.yd
Commercial area	2614.12 sq.yd

**CLU Charges**

CLU (Residential)	86335.88 / 4840 x 600000	= 107,02,795.00
CLU (Commercial)	2614.12 / 4840 x 2625000	= 14,17,782.00
		= 121,20,577.00
5% UDC	(12120577 x 5%)	= 6,06,029.00
Total CLU=		= 127,26,606.00
CLU Paid		= 127,26,606.00

**PF Charges**

PF (Residential)	86335.88 / 4840 x 225000	= 40,13,548.00
PF (Commercial)	2614.12 / 4840 x 3000000	= 16,20,322.00
		= 56,33,870.00
5% UDC	(5633870 x 5%)	= 2,81,693.00
Total PF		= 59,15,563.00
PF Paid		= 59,15,563.00

**EDC Charges**

EDC (Residential)	86335.88 / 4840 x 2250000	= 401,35,481.00
EDC(Commercial)	2614.12 / 4840 x 5625000	= 30,38,104.00
		= 431,73,585.00



5% UDC	(43173585 x 5%)	= 21,58,679.00
	Total EDC	= 453,32,264.00
15% of EDC		= 67,99,840.00
15% EDC Paid		= 75,99,850.00
Pending 85%		= 377,32,414.00

**SIF**

SIF (45332264+5915563+12726706)= 63974433 x 3%	= 19,19,233.00
SIF paid	= 19,19,233.00

Payment Schedule of remaining Amount = 37732414/-

The balance amount of EDC amounting to Rs. 37732414/- be paid in 10 equated bi-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 certificate:-

Sr. no	Due Date of Payment	No. of installment of EDC	Amount of EDC Principal	Interest @ 10%	Total Payment
1.		Ist	3773242	1886621	5659863
2.		IIInd	3773242	1697959	5471201
3.		IIIInd	3773242	1509297	5282539
4.		IVth	3773242	1320635	5093877
5.		Vth	3773241	1131972	4905213
6.		VIth	3773241	943310	4716551
7.		VIIth	3773241	754648	4527889
8.		VIIIth	3773241	565986	4339227
9.		IXth	3773241	377324	4150565
10.		Xth	3773241	188662	3961903
	Total		37732414	10376414	48108828

**Note:-**

1. No separate notice shall be issued for the payment of installments.
2. Executive officer, MC, Banur vide letter No. 9812 dated 13.05.2020 G-8 No.65/121 dated 30.01.2020 Rs. 800000/- letter no.9821 dt. 15.05.2020 G-8 No. 121/71 dated 15.05.2020 Rs. 1919235/-, G-8 No. 121/70 dated 15.05.2020 Rs. 6799850/-, G-8 No. 121/72 dated 15.05.2020 Rs. 12726610/-, G-8 No. 121/73 dated 15.05.2020 Rs. 5915565/- Total 28161260/- had informed to this office that 100% PF / UDC, CLU / UDC, SIF and 15% deposited EDC/UDC charges (The total amount Rs. 28161260/-) 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, Banur 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.

*SD*  
**Deputy Director -cum-  
Competent Authority Local  
Government, Patiala**

**Dated 20-05-2020**

**Endst. No. S2-DDLG-20/ 54**

✓ A copy of the above is forwarded to the Executive Officer, Municipal Council, Banur 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.

*SD*  
**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.

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

**Endst. No. S2-DDLG-20/**

**Dated**

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

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