

REGULARIZED UNAUTHORIZED COLONY CERTIFICATE
PROVISIONAL CERTIFICATE

From

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

To

Sh. Subhash Chand & Sh. Narinder Kumar
SS/o Sh. Balram,
Khewatdar Village Ramgarh Bhuda, Zirakpur
Distt. SAS Nagar (Pb.)
(Consent No. Y 860125)

Through

Sh. Inder Raj Dhiman S/o Sh. Bhanga Ram,
R/o 383, B-1, Nalagarh Road, Pinjore (HR)
Sh. Mohit Jain S/o Sh. Pawan Kumar,
R/o 193-B, Ward No. 1, Bareta, Distt. Mansa.
Sh. Sukhwinder Singh S/o Sh. Gurbachan Singh,
Village Barnala, Ambala City (HR)

No. DDLG-19/ 257

Date : 6-11-2019

With reference to your offline application no. 76 dated 03.05.2019 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 | Sh. Subhash Chand & Sh. Narinder Kumar SS/o Sh. Balram, Khewatdar Village Ramgarh Bhuda, Zirakpur Distt. SAS Nagar (Pb.) Through Sh. Inder Raj Dhiman S/o Sh. Bhanga Ram, R/o 383, B-1, Nalagarh Road, Pinjore (HR), Sh. Mohit Jain S/o Sh. Pawan Kumar, R/o 193-B, Ward No. 1, Bareta, Distt. Mansa & Sh. Sukhwinder Singh S/o Sh. Gurbachan Singh, Village Barnala, Ambala City (HR) |
| 2. | Fathers Name (in Case of individuals) | - |
| 3. | Name of Colony(if any) | OAK DALE |
| 4. | Location (Village With H.B.no.) | Village Ramgarh Bhuda, H.B.no.42 (MC Zirakpur) |
| 5. | Total area of colony in Square yards (Acre) (after Road Widening) | 7103.70 (1.46771 Acres) |
| 6. | Total Saleable Area in Square Yards (Acre) | 4617.10 (0.95395 Acres) |
| 7. | Area under common purpose Square Yards (Acre) | 2486.60 (0.51376 Acres) |
| 8. | Sold Area Square Yards (Acre) | 888.66 (0.18361 Acres) |

| | | |
|-----|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9. | Saleable area still with the promoter Square Yards (Acre) | 3728.44 (0.77034 Acres) |
| 10. | No. of plots saleable as per layout plan | 29 Residential Plots |
| 11. | Khasra Nos. | 31ਮਿਨ(3-0),32ਮਿਨ(1-18),34(4-0), 35(1-13),36ਮਿਨ(1-0),32ਮਿਨ(2-2),33(4-0), 36ਮਿਨ(4-4),939/873/615(0-2), 42ਮਿਨ(0-17),43ਮਿਨ(1-3),913/82/2(0-2), 1097/40(1-2),1099/41(1-2), 38ਮਿਨ(1-0), 39ਮਿਨ(1-0), 1098/40ਮਿਨ(2-18), 1100/41(2-12), 31ਮਿਨ(1-0), 38ਮਿਨ(3-5),39ਮਿਨ(3-0), 875/37ਮਿਨ(4-7), 912/82/1(0-2), 874/37(0-8), 873/615(0-6), 872/615(0-3), 913/82/1(0-2), 1056/617(0-6), 912/82/2(0-2), 939/873/615/2(0-6), 936/873/615(0-1), 937/873/615(0-6), 938/873/615(0-4), 1055/617(0-6), 42ਮਿਨ(1-17), 43ਮਿਨ(2-5), ਕਿਤੇ 36 ਰਕਬਾ 52 ਬਿੱਘੇ 1 ਬਿਸਵੇ ਦਾ 147/1041 ਹਿੱਸਾ ਬਕੱਦਰ 7 ਬਿੱਘਾ 7 ਬਿਸਵੇ (ਨਾਇਬ ਤਹਿਸੀਲਦਾਰ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਖਸਰਾ ਨੰ: 31, 37 ਵਿਚ ਕੁੱਲ ਰਕਬਾ 7 ਬਿੱਘੇ 7 ਬਿਸਵੇ ਵਿਚ ਮੋਕੋਪਰ ਸੁਭਾਸ਼ ਚੰਦ, ਨਰਿੰਦਰ ਕੁਮਾਰ ਪੁੱਤਰਾਨ ਬਲਰਾਮ ਦਾ ਕਬਜ਼ਾ ਹੈ) |
| 12. | Type of colony(Resi/Comm/Ind) | Residential |
| 13. | Year of establishment of colony | Before 19.03.2018 |
| 14. | Detail of Plot Sold | 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 % age | 4617.10 Sq. Yards - 64.99% |
| a) | No. of saleable Residential plots | 29-(4617.10 Sq. Yards)-64.99% |
| 16. | Area under Public purpose with % age | 2486.60 Sq. Yards - 35.01% |
| 17. | Public facilities provides in the colony. if any | |
| a) | Parks | 355.32 Sq. Yards (5.01%) |
| b) | STP | 150.15 Sq. Yards (2.11%) |
| c) | Tube Well | 100.00 Sq. Yards (1.41%) |
| 18. | Area under Roads with % age | 1881.13 Sq. Yards (26.48%) |
| 19. | width of approach road | 66'-8" (after road widening) |
| 20. | width of internal road (maintain range of width i.e. 35' etc) | 35' |
| 21. | Mode of payment received | E.M.I.s |
| 22. | Demand Draft/Cash/MC Receipt | G-8 No. 80/296 dated 15.02.2019 MP/1507/2019-20/000185 dated 25.09.2019 |
| 23. | Fees/charges received | Rs.5,00,000/- Rs.22,00,000/- Total Rs.27,00,000/- |
| 24. | In case of payment by | |
| 25. | Name of Drawer Bank | HDFC Bank |

D.A/Approved layout

Total Area

Area under Road Widening

Total Fees

7350.00 Sq. Yards.

246.30 Sq. Yards

Area after Road Widening**7103.70 Sq. Yards (1.46771 Acres)****PF Charges**

| | | | | |
|----------------------|---|------------------|---|----------------|
| PF (Residential) | = | 1.46771 x 300000 | = | Rs. 4,40,313/- |
| 5% UDC (440313 x 5%) | = | | | Rs. 22,016/- |
| Total PF | = | | | Rs. 4,62,329/- |
| PF Paid | | | | Rs. 4,62,329/- |

CLU Charges

| | | | | |
|----------------------|---|------------------|---|----------------|
| CLU (Residential) | = | 1.46771 x 450000 | = | Rs. 6,60,470/- |
| 5% UDC (660470 x 5%) | = | | | Rs. 33,024/- |
| Total CLU | = | | | Rs. 6,93,494/- |
| CLU Paid | | | | Rs. 6,93,494/- |

EDC Charges

| | | | | |
|-----------------------|---|-------------------|---|-----------------|
| EDC (Residential) | = | 1.46771 x 2700000 | = | Rs.39,62,817/- |
| 5% UDC (3962817 x 5%) | = | | | Rs.1,98,141/- |
| Total EDC | = | | | Rs.41,60,958/- |
| 15% of EDC | = | | | Rs.6,24,144/- |
| EDC Paid | = | | | Rs. 13,84,673/- |
| Balance | = | | | Rs. 27,76,285/- |

SIF

| | | |
|-------------------------------------------|---|---------------|
| SIF (462329+693494+4160958)= 5316781 x 3% | = | Rs.1,59,504/- |
| SIF Paid | = | Rs.1,59,504/- |

The balance amount of EDC amounting to Rs.27,76,285/- 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. | 2. | 3. | 4 | 5. | 6. |
| 1. | | Ist | 277629 | 138815 | 416444 |
| 2. | | IIInd | 277629 | 124933 | 402562 |
| 3. | | IIIInd | 277629 | 111052 | 388681 |
| 4 | | IVth | 277629 | 97170 | 374799 |
| 5. | | Vth | 277629 | 83289 | 360918 |
| 6 | | VIth | 277628 | 69407 | 347035 |
| 7. | | VIIth | 277628 | 55526 | 333154 |
| 8. | | VIIIth | 277628 | 41644 | 319272 |
| 9. | | IXth | 277628 | 27763 | 305391 |
| 10. | | Xth | 277628 | 13882 | 291510 |
| | Total | | 2776285 | 763481 | 3539766 |

Note:

- 1) No separate notice shall be issued for the payment of installments.

- 2) MC, Zirakpur vide G-8 No. 80/296 dated 15.02.2019 Rs.5,00,000/- and Receipt No. MP/1507/2019-20/000185 dated 25.09.2019 Rs.22,00,000/- (Total Amount Rs.27,00,000/-) had informed to this office that 100% of PF/UDC, CLU/UDC, SIF and 15% of EDC/UDC Charges 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.
- 3) If any of the conditions of the policy of the government found violated the Regularization Certificate granted shall liable to be cancelled.
- 4) This Regularization Certificate is granted subject to the decision C.W.P. no. 4018 of 2012 (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 documents 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 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 certificate.
- 7) 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.
- 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, Zirakpur 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 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/

Date

A copy of the above is forwarded to the Executive officer, Municipal Council, Zirakpur 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. You are also directed to recover the entire balance amount (i.e. installments) as mentioned in above schedule from the concerned applicant from time to time at your own level.

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**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.

-sd-

**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.

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

**Sh. Subhash Chand & Sh. Narinder Kumar SS/o Sh. Balram, Village Ramgarh
Bhuda, Zirakpur, Distt. SAS Nagar (Pb.)**

Through

**Sh. Inder Raj Dhiman S/o Sh. Bhanga Ram, R/o 383, B-1, Nalagarh Road, Pinjore,
Sh. Mohit Jain S/o Sh. Pawan Kumar, R/o 193-B, Ward No. 1, Bareta, Distt. Mansa.**

**Sh. Sukhwinder Singh S/o Sh. Gurbachan Singh, Village Barnala, Ambala City
Oak Dale, Village Ramgarh Bhuda, Zirakpur, Distt. SAS Nagar.**

Annexure-A

| S. No. | Name | Khasra No. | Consent | Date |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------|
| 1 | Sh. Subhash Chand & Sh. Narinder Kumar SS/o Sh. Balram, Khewatdar Village Ramgarh Bhuda, Zirakpur, Distt. SAS Nagar (Pb.) | 31ਮਿਨ(3-0), 32ਮਿਨ(1-18), 34(4-0), 35(1-13), 36ਮਿਨ(1-0), 32ਮਿਨ(2-2), 33(4-0), 36ਮਿਨ(4-4), 939/873/615(0-2), 42ਮਿਨ(0-17), 43ਮਿਨ(1-3), 913/82/2(0-2), 1097/40(1-2), 1099/41(1-2), 38ਮਿਨ(1-0), 39ਮਿਨ(1-0), 1098/40ਮਿਨ(2-18), 1100/41(2-12), 31ਮਿਨ(1-0), 38ਮਿਨ(3-5), 39ਮਿਨ(3-0), 875/37ਮਿਨ(4-7), 912/82/1(0-2), 874/37(0-8), 873/615(0-6), 872/615(0-3), 913/82/1(0-2), 1056/617(0-6), 912/82/2(0-2), 939/873/615/2(0-6), 936/873/615(0-1), 937/873/615(0-6), 938/873/615(0-4), 1055/617(0-6), 42ਮਿਨ(1-17), 43ਮਿਨ(2-5), ਕਿਤੇ 36 ਰਕਬਾ 52 ਬਿੱਘੇ 1 ਬਿਸਵੇ ਦਾ 147/1041 ਹਿੱਸਾ ਬਕਦਰ 7 ਬਿੱਘਾ 7 ਬਿਸਵੇ | Y 860125 | 26.11.17 |
| | Total Land | 7 Bigha 7 Biswa | | |

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Through

**Sh. Inder Raj Dhiman S/o Sh. Bhanga Ram, R/o 383, B-1, Nalagarh Road, Pinjore,
Sh. Mohit Jain S/o Sh. Pawan Kumar, R/o 193-B, Ward No. 1, Bareta, Distt. Mansa.**

**Sh. Sukhwinder Singh S/o Sh. Gurbachan Singh, Village Barnala, Ambala City
Oak Dale, Village Ramgarh Bhuda, Zirakpur, Distt. SAS Nagar.**

Annexure-B

| S. No. | Name | Plot No. | Total Land in Sq. Yards | Agreement No. | Dated |
|--------|------------------------------------------------------------------------------------------------------------|----------|----------------------------|------------------|------------|
| 1 | Sh. Deepak Garg S/o Sh. Pawan Kumar Garg, R/o Near Agarsain Bhawan, Ward No. 10, Mansa | 8, 9, 16 | 444.33 | Y 860124 | 26.11.2017 |
| 2 | Smt. . Pooja Garg W/o Sh. Jagdish Rai Garg, R/o House No. 151-A, Green City, Dhakoli, Zirakpur | 2, 3, 17 | 444.33 | Y 860126 | 27.11.2017 |
| | | Total | 888.66 Sq. Yards | | |

**Competent Authority-cum-
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