

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 ਮੋਕੇਪਰ 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.