

PROVISIONAL REGULARIZATION CERTIFICATE FOR UNAUTHORIZED COLONY

From:

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

To,

Sh. Sahil Gupta & Sh. Salil Gupta S/o Sh. Naresh Kumar Gupta
GPA from Sh. Naresh Kumar Gupta
House No. 338, Sector 6, Panchkula (Haryana).

No. A5-DDLG 2020/133

Date: 29/07/2020

With reference to Letter No. 2/9 dated 06-07-2020 of Executive Officer, Municipal Council, Zirakpur 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-SHG2/1806 of Dated 18/10/2018. As per the recommendation and decision taken in meeting of committee constituted by Govt.

1	Name of the Promoter(s)/ Individual(s), company, Firm	Sh. Sahil Gupta & Sh. Salil Gupta S/o Sh. Naresh Kumar Gupta GPA from Sh. Naresh Kumar Gupta
2	Fathers Name (in Case of Individuals)	-----
3	Name of Colony(if any)	Mapple Residences
4	Location (village With H.B.no.)	Vill. Peermuchalla (Municipal Council, Zirakpur)
5	Total area of colony in Square yards	8000 Sq. Yards (1.65 Acres)
6	Total Saleable Area in Square Yards (Acre)	5200 Sq. Yd. (1.07 Acres)
7	Area under common purpose Square Yards (Acre)	2800.39 Sq. Yd. (0.57 Acres)
8	Sold Area Square Yards (Acre)	485.91 Sq. Yd.
9	Saleable area still with the promoter Square Yards (Acre)	4713.69 Sq. Yd. (0.97 Acres)
10	No. of plots saleable as per layout plan	51 Residential Plots
11	Khasra Nos.	298(3-13), 584/297(4-7) Total Area 8 Bighe 0 Biswa
12	Type of colony(Resi/Comm/Ind)	Residential
13	Year of establishment of colony	Before 18.03.2018
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	
	a) No. of saleable Residential plots	5200 Sq. Yards - 65.00%
	b) No. of saleable Commercial plots	51 (5200 Sq. Yards) - 65.00%
16	Area under Public purpose with % age	2800.39 Sq. Yards - (35.00%)

17	Public facilities provides in the colony. if any	
	a) Parks	455 Sq. Yards (5.68%)
	b) Tube Well	100 Sq. Yards (1.25%)
	c) STP	145 Sq. Yards (1.81%)
	d) R.W.H.	
18	Area under Roads with % age	2100.39 Sq. Yards (26.25%)
19	Width of approach road	40'-4 1/2"
20	width of internal road (maintain range of width i.e. 35' etc)	30'
21	Mode of payment received	E.M.I.'s
22	Demand Draft/Cash/MC Receipt	MP/1507/2019-20/000584 Dated 31-10-2019, MP/1507/2020-21/002396 Dated 22-07-2020
23	Fees/charges received	Rs. 2,00,000/- Rs. 20,00,000/- Total Rs. 22,00,000/-
24	In case of payment by	
25	Name of Drawer Bank	

D.A/Approved layout

Total Area	Total Fees	8000 Sq. Yards (Acres)
	<u>PF Charges</u>	
PF (Residential)	= 3,00,000/4840 x 8000	= Rs. 4,95,868/-
5% UDC (4,95,868x 5%)		= Rs. 24,794/-
Total PF		= Rs. 5,20,662/-
PF Paid		= Rs. 5,20,662/-
	<u>CLU Charges</u>	
CLU (Residential)	= 4,50,000/4840x8000	= Rs. 7,43,802/-
5% UDC (7,43,802 x 5%)		= Rs. 37,190/-
Total CLU		= Rs. 7,80,992/-
CLU Paid		= Rs. 7,80,992/-
	<u>EDC Charges</u>	
EDC (Residential)	= 27,00,000/4840 x8000	= Rs. 44,62,810/-
5% UDC (44,62,810x 5%)		= Rs. 2,23,141/-
Total EDC		= Rs. 46,85,951/-
15% of EDC		= Rs. 7,02,893/-
EDC Paid		= Rs. 8,98,346/-
Balance		= Rs. 37,87,605/-

The balance amount of EDC amounting to Rs. 37,87,605/- 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	378761	189381	568142
2.		IIInd	378761	170442	549203
3.		IIIInd	378761	151504	530265

4.	IVth	378761	132566	511327
5.	Vth	378761	113628	492389
6.	VIth	378760	94690	473450
7.	VIIth	378760	75752	454512
8.	VIIIth	378760	56814	435574
9.	IXth	378760	37876	416636
10.	Xth	378760	18938	397698
Total		37,87,605	10,41,591	48,29,196

Terms & Conditions for regularization of colony:-

- 1) No separate notice shall be issued for the payment of installments.
- 2) Colonizer will take required NOC from HDFC Bank before the sale of any plot in this colony and also intimate the purchaser regarding the bank loan on the land.
- 3) Municipal Council, Zirakpur vide Receipt No. MP/1507/2019-20/000584 Dated 31-10-2019 of Rs. 2,00,000/- and MP/1507/2020-21/002396 Dated 22-07-2020 of Rs. 20,00,000/- (Total Amount Rs. 22,00,000/-) had informed to this office that 100% of PF/UDC, CLU/UDC, SIF and more than 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.
- 4) If any of the conditions of the policy of the government found violated the Regularization certificate granted shall be liable to be cancelled.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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 development's / 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.
- 9) The concerned urban development authority/urban local body/ gram panchayat shall not be responsible to maintain common areas.
- 10) 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.
- 11) The Building Plan of the Colony will be sanctioned by the Municipal Council, Zirakpur as per Building Bye-Laws.

- 12) 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.


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

Endst. No. A5-DDLG-2020/

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 that colony only and ensure that the colonizer will follow the above said terms & conditions of this certificate, 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.


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

Endst. No. A5-DDLG-2020/

Date

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


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

Endst. No. A5-DDLG-2020/

Date

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


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

ANNEXURE 'B'
SHOWING REGISTERED SALES DEED/FULL AND FINAL AGREEMENT/AGREEMENT TO SELL ON STAMP PAPER DETAIL BY
MAPLE RESIDENCES VILLAGE- PEERMUCHALLA HADBAST NO. 53 UNDER M.C. ZIRAKPUR

S.N O	NAME OF PURCHASER	PLOT NO.	AREA IN SQ.YDS.	DATE OF AGREEMENT	STAMP PAPER DATE	TOTAL PLOT	TOTAL AREA (SQ.YDS.)
1.	Rakesh Kumar Gupta S /o Sh. Amar Nath Gupta	07	107.33	10/05/2017		1	107.33
2.	Baldev Singh Gupta S/o Pritana Singh Gupta	22	98.00	12/05/2017		1	98.00
3.	Ridhish Rana S/o Sh. Karan Rana	27	93.90	12/05/2017		1	93.90
4.	Ramesh Gupta S/o Hargopal Nath	33	93.33	24/05/2017		1	93.33
5.	Karan Sharma S/o Sh. Surinder Sharma	42	93.33	18/05/2017		1	93.33


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



Maple Residences

Regd. Address - # 338, Sector 6 Panchkula, Haryana 134 109

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

Our Project "Maple Residences" is covered under regularisation of unauthorised colony scheme of Government of Punjab which was notified vide Application No. A5-DDLG-2020/133 Dated 29.7.2020.

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

For: M/s Maple Residences

(Authorised Signatory)

Project: Maple Residences

Village Peer Muchhaila, Zirakpur, SAS Nagar, Mohali, Punjab.



Maple Residences

Regd. Address - # 338, Sector 6 Panchkula, Haryana 134 109

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: M/s Maple Residences

(Authorized Signatory)