

Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

To

M/S Omega Infra Estates Pvt. Ltd. Through Director Amritpal Singh Agreement/ Consent from Sh. Hardev Singh, Sh. Gurcharan Singh S/O Sh. Jageer Singh & Consent from Sh. Jaswant Singh, Sh. Satnam Singh S/O Sh. Hardev Singh, Sh. Gurpreet Singh, Sh. Nirpal Singh S/O Late Sh. Gurcharan Singh & Consent from Smt.. Surinder kaur W/O late Sh. Arjun Singh Sh. Ajit Singh, Sh. Hazura Singh S/O Sh. Amar Singh Sh. Gurinderjit Singh Sh. Jagjit Singh S/O Sh. Ajit Singh Kharar

No. ATP-DDLG-20/ 137

Dated: 14/08/2020

With reference to your offline applicant No. 252 dated 12.02.2020 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 of para no. 9(B), the committee members held a meeting on dated 07-07-2020 regarding regularization of unauthorized colony. In meeting, file of Omega Empire, Kharar, is discussed. After discussions and removing all discrepancies. Collective report and minutes of meeting are put up by the concerned committee members. 1. Executive Officer, Sh. Sangeet Kumar, 2. Town Planner Smt. Amarpreet Kaur Ball, 3. Tehsildar/Naib Sh. Puneet Bansal, 4. Superintending Engineer Sh. Kuldeep Verma, 5. Fire Officer Sh. Mohan Lal Verma. After following all legal procedures Provisional Regularization Certificate is being issued.

1	Name of the Promoter(s)/Individual(s), Company, Firm	M/S Omega Infra Estates Pvt. Ltd. Through Director Amritpal Singh Agreement/ Consent from Sh. Hardev Singh, Sh. Gurcharan Singh S/O Sh. Jageer Singh & Consent from Sh. Jaswant Singh, Sh. Satnam Singh S/O Sh. Hardev Singh, Sh. Gurpreet Singh, Sh. Nirpal Singh S/O Late Sh. Gurcharan Singh & Consent from Smt.. Surinder kaur W/O late Sh. Arjun Singh Sh. Ajit Singh, Sh. Hazura Singh S/O Sh. Amar Singh Sh. Gurinderjit Singh Sh. Jagjit Singh S/O Sh. Ajit Singh Kharar
2	Father's name (In case of Individuals)	-
3	Name of Colony (If any)	Omega empire Kharar
4	Location (Village with H.B. No.)	H.B-183 Tehsil Kharar
5	Total Area of colony in Sqaure yards (Acres)	24655 sq.yd. (5.094 acre)
6	Total Saleable Area in Sqaure Yards (Acres)	10615.76 sq.yd (2.193 acre) (43.06%)
	Saleable residential	10564.66 sq.yd (2.182 acre) (42.85%)
	Saleable commercial	51.10 sq.yd (0.010 acre) (0.21%)

12	Type of colony (Resi/Comm/Ind)	Residential / commercial
13	Year of establishment of the colony	Before 31.03.2013
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	10615.76 sq.yd (2.193 acre) (43.06%) 10564.66 sq.yd (2.182 acre) (42.85%) 51.10 sq.yd (0.010 acre) (0.21%) 104 Plot
16	Area under public purpose with % age	14039.24sq.yd (2.900 acre) (56.94%)
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) Reserve land for future expn. g) Any other public use	Park Area 1557.77 sq.yd. 292 sq.yd Nil 151 sq.yd. 100 sq.yd. 568.99 sq.yd 211.44 sq.yd.
18	Area under roads with %	11158.04 sq.yd. 45.25%
19	Width of approach road	60'-0"
20	Width of internal roads (mention rang of width i.e. 30' etc.)	30'-0",
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	Receipt No. 50/1147 Dated 13/2/2019 Rs.35,00000, Receipt No 3478 Dated 17/2/2020 Rs.10,00000, Receipt No 4150 Dated22/4/2020 Rs.10,00000, Receipt No4151 Dated 28/04/2020 Rs.5,00000
23	Fee/Charges received	60,00000/-
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

Total Fees:

Total Area	24655 sq.yd
Area under Road widening	928.27 sq.yd
Net Area =	23726.73 Sq. Yards.
Residential Area	24603.90 sq.yd
Commercial Area	51.10 sq.yd

PF Charges

PF (Residential)	24603.90 / 4840 x 225000.00	= 11,43,776.00
PF (Commercial)	51.10 / 4840 x 3000000.00	= 31,674.00

EDC Charges

EDC (Residential)	24603.90 / 4840 x 2250000.00	= 1,14,37,763.00
EDC (Commercial)	51.10/ 4840 x 5625000.00	= 5,9,388.00
	Total	= 11,49,7151.00
15% of EDC		= 17,24,573.00
EDC Paid		= 21,68,525.00
Pending 85%		= 93,28,626.00

UDC

UDC (11,75,450.00+19,26,090.00+11,49,7151.00)= 14598691 @ 5%

=729935.00

UDC Paid

=729935.00

Payment Schedule of remaining Amount = 93,28,626.00

The balance amount of EDC amounting to Rs. 93,28,626/- 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:-

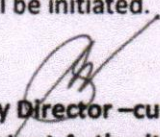
Sr. no	Due Date of Payment	No. of installment of EDC	Amount of EDC Principal	Interest @ 10%	Total Payment
1.		Ist	932863	466432	1399295
2.		IIInd	932863	419788	1352651
3.		IIIInd	932863	373145	1306008
4.		IVth	932863	326502	1259365
5.		Vth	932863	279859	1212722
6.		VIth	932863	233216	1166079
7.		VIIth	932862	186573	1119435
8.		VIIIth	932862	139930	1072792
9.		IXth	932862	938686	1026148
10.		Xth	932862	46643	979505
	Total		6328626	2565374	11894000

Note:-

1. No separate notice shall be issued for the payment of installments.
2. Executive officer, MC Kharar vide letter No. 853 dated 03.07.2020 and 1008 Dated 30/7/2020 Receipt No. 50/1147 Dated 13/2/2019 Rs.35,00000, Receipt No3478 Dated 17/2/2020 Rs.10,00000, Receipt No 4150 Dated22/4/2020 Rs.10,00000, Receipt No4151 Dated 28/04/2020 Rs.5,00000(Total Amount of Rs 60,00000.-) had informed to this office that 100% PF / UDC, CLU / UDC, SIF and 15% deposited EDC/UDC charges (The total amount Rs.60.00000/-) has been deposited by the colonizer consequent of misclassification


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 Kharar 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.


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

ndst. No. S1-DDLG-20/

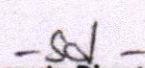
A copy of the above is forwarded to the Executive Officer, Municipal Council, Kharar with the direction a separate account shall be maintained for each colony and the funds collected by regularization of colonies/plots/buildings falling in that colony will be utilized for providing basic services and 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. S1-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-20/

Dated

ANNEXURE "A"

ANNEXURE SHOWING OWNERSHIP OF LAND DEVELOPED BY PROMOTER IN "OMEGA EMPIRE " at Village- KHANPUR ,MC KHARAR ,Distt. Mohali PB (Land Owners) **M/S OMEGA INFRA ESTATES PVT. LTD.**

(Aggrement/ Consent From:-

Hardev Singh -Gurcharan Singh Ss/o Sh. Jagir Singh & further (Consent From:-Jaswant Singh & Satnam Singh Ss/o Sh. Hardev Singh , Gurpreet Singh-Nirpal Singh Ss/o Late Sh. Gucharan Singh &

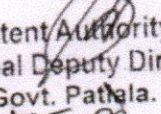
(Consent from Surinder Kaur W/o Late Sh. Arjun Singh ,Ajit Singh-Hazura Singh Ss/o Amar Singh , Gurinderjit Singh-Jagjit Singh Ss/o Sh. Ajit Singh

Through: : SH. AMRIT PAL SINGH

Sale deed no/ Agreement no	Name of the purchaser/ owner	Khasra No.	Area in bighe/ biswe/biswasi
KHEWAT NO. 287/228 Khatoni No. 292 HADBAST NO.-183, JAMABANDI 2014- 2015 VILLAGE KHANPUR	M/S OMEGA INFRA ESTATES PVT. LTD. Consent From: (1) Jaswant Singh S/o Sh. Hardev Singh (2) Satnam Singh S/o Sh.Hardev Singh (3) Gurpreet Singh S/o Late Sh.Gurcharan Singh (4) Nirpal Singh S/o Late Sh. Gucharan Singh	Khasra No. 694 (4-11) , 695 (3-5) , 696 (3-1) , 697 (2-4) , 698 (4-16) , Kite 5 Rakba 17 Bighe 17 Biswe (Salam)	<u>17-17</u>
KHEWAT NO. 315/256 Khatoni No. 320 HADBAST NO.-183, JAMABANDI 2014- 2015 VILLAGE Vill KHANPUR	M/S OMEGA INFRA ESTATES PVT. LTD. Consent From: (1) Surinder Kaur W/o Late Sh. Arjun Singh, (2) Ajit Singh S/o Amar Singh (3) Hazura Singh S/o Amar Singh (4) Gurinderjit Singh S/o Sh. Ajit Singh	Khasra No. 701 (4-19) (salam)	<u>4-19</u>

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KHEWAT NO. 313/254 Khatoni No. 318 HADBAST NO.-183, JAMABANDI 2014- 2015 VILLAGE Vill KHANPUR	(5) Jagjit Singh S/o Sh. Ajit Singh M/S OMEGA INFRA ESTATES PVT. LTD. Consent From: (1) Ajit Singh S/o Amar Singh (2) Hazura Singh S/o Amar Singh (3) Gurinderjit Singh S/o Sh. Ajit Singh (4) Jagjit Singh S/o Sh. Ajit Singh	Khasra No. 702 (4-13) Kite 1 rakba 4 bigha 13 biswa da share = 33 Biswa	<u>1-13</u>
		TOTAL	<u>24-09</u> OR <u>24655.0</u> <u>SQ.YDS.</u>


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ANNEXURE "B"

SHOWING SALE/FULL AND FINAL AGREEMENT DETAIL IN "OMEGA EMPIRE " at Village-KHANPUR ,MC KHARAR ,Distt. Mohali PB (**Land Owners**) **M/S OMEGA INFRA ESTATES PVT. LTD.** (Aggrement/ Consent From:-

Hardev Singh -Gurcharan Singh Ss/o Sh. Jagir Singh & further (Consent From:-Jaswant Singh & Satnam Singh Ss/o Sh. Hardev Singh , Gurpreet Singh-Nirpal Singh Ss/o Late Sh. Gucharan Singh &

(Consent from Surinder Kaur W/o Late Sh. Arjun Singh ,Ajit Singh-Hazura Singh Ss/o Amar Singh , Gurinderjit Singh-Jagjit Singh Ss/o Sh. Ajit Singh

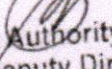
Direct plot sold to below mentioned purchaser.

RESIDENTIAL

Sr. No	Name of purchaser	Plot no's	Va sik a No. & Dat	Khasra no	No's of plot	Area in Sq.yds	Vasika no	Dated
1	Dr. Minakshi Khanna	723	N. A	Khasra No. 694 (4-11) , 695 (3-5) , 696 (3-1) , 697 (2-4) , 698 (4-16) , Kite 5 Rakba 17 Bighe 17 Biswe Da share 110 sq. yds.	1	110 yds.		
2	Sh. Sudershan Nayyar	724	N. A	Khasra No. 694 (4-11) , 695 (3-5) , 696 (3-1) , 697 (2-4) , 698 (4-16) , Kite 5 Rakba 17 Bighe 17 Biswe Da share 110 sq. yds.	1	110 yds.		
3	Smt. Arvinder Kaur	719	N. A	Khasra No. 694 (4-11) , 695 (3-5) , 696 (3-1) , 697 (2-4) , 698 (4-16) , Kite 5 Rakba 17 Bighe 17 Biswe Da share 110 sq. yds.	1	110 yds.		
4	Sh. Sunil Kumar	707	N. A	Khasra No. 694 (4-11) , 695 (3-5) , 696 (3-1) , 697 (2-4) , 698 (4-16) , Kite 5 Rakba 17 Bighe 17 Biswe Da share 110 sq. yds.	1	110 yds.		
5	Sh. Anmol Prashar	726	N. A	Khasra No. 694 (4-11) , 695 (3-5) , 696 (3-1) , 697 (2-4) , 698 (4-16) ,	1	110 yds.		

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				Kite 5 Rakba 17 Bighe 17 Biswe Da share 110 sq. yds.				
				TOTAL	5	550.0		


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(MASTER FILE)