

M/s SHIVA DEVELOPERS

Shop No. 10, 1st Floor, Royale Business Park, Chd- Ambala Highway, Zirakpur (Punjab)
Mobile No. +91-85588-44526, Email: - shivadevelopers1@gmail.com

CLARIFICATION REGARDING REGULARIZED UNAUTHORISED COLNY CERTIFICATE PROVISIONAL CERTIFICATE

It is submitted that under "The Punjab Laws (special provision) Act, 2014 vide Application No. A4-DDLG-2021/17 Dated 12.02.2021, 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 Shiva Developers
For Shiva Developers


Partner
(Authorized Signatory)

M/s SHIVA DEVELOPERS

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

Our Project "MOTIA AERO GREENS" is covered under regularisation of unauthorised colony scheme of Government of Punjab which was notified vide Application No. AA-DDLG-2021/17 Dated 12.02.2021.

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

For: M/s Shiva Developers

For Shiva Developers

Partner

(Authorised Signatory)

Provisional Regularization Certificate for Unauthorized Colony

From

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

To

Smt. Randhir Kaur D/o Balwant Kaur W/o Jaimal Singh,
Sh. Kipral Singh- Sh. Mehar Singh- Sh. Baldev Singh-Kehar Singh Sons of
Sh. Bhagwan Singh S/o Sh. Chuhan Singh
R/o Village Dyalpura, Dist SAS Nagar
Through
M/s Shiva Developers
Shop No. 10, First Floor, RBP, CHD-AMB Road, Zirakpur,
Dist SAS Nagar

No. A4-DDLG-2021/ 17

Dated: 12/02/2021

With reference to your application and Municipal Council Zirakpur letter No. 2394 dated 30.10.2020 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-SHG2/1806 dated 18.10.2018 of para no. 9(B), the committee members held a meeting on dated 11-11-2020 regarding regularization of unauthorized colony. In the meeting file of Motia Aero Greens is discussed. A collection report is put up by the concerned committee members 1. Sh. Sandeep Tiwari, Executive Officer, 2. Smt. Amarpreet Kaur, Senior Town Planner, 3. Sh. Navpreet Singh Shergill, Tehsildar/Naib, 4. Sh. Kuldeep Verma, Superintending Engineer, 5. Sh. Rajeev Kumar, Fire Officer in the chairmanship of under signed. As per recommendation and decision of committee, this regularization certificate is being issued.

1	Name of the Promoter(s)/Individual(s), Company, Firm	Smt. Randhir Kaur D/o Balwant Kaur W/o Jaimal Singh, Sh. Kipral Singh- Sh. Mehar Singh- Sh. Baldev Singh-Kehar Singh Sons of Sh. Bhagwan Singh S/o Sh. Chuhan Singh R/o Village Dyalpura, Dist SAS Nagar Through M/s Shiva Developers Shop No. 10, First Floor, RBP, CHD-AMB Road, Zirakpur, Dist SAS Nagar
2	Father's name (In case of Individuals)	-
3	Name of Colony (If any)	MOTIA AERO GREENS
4	Location (Village with H.B. No.)	H.B. No.289 Village Dyalpura, Sub Tehsil Zirakpur, District S.A.S. Nagar
5	Total Area of colony in Square yards (Acres) Area left for road widening Net area of Colony after road widening area	20883.04 Sq. Yds. (4.31 Acre) 1121.19 Sq. Yds. 19761.85 Sq. Yds. (4.08 Acre)
6	Total Saleable Area in Square Yards	12843.88 Sq. Yds. (2.65 acre) (64.99%)

	(Acres)	
7	Area Under Common Purpose Sq. Yds (Acre)	6917.96 Sq. Yds. (1.42 acre)
8	Sold Area Square Yards (Acre)	328 Sq. Yds. (0.067 Acre)
9	Saleable are still with the promoter Square yards (Acre)	12515.88 Sq. Yds. (2.58 Acre)
10	No. of plots saleable as per layout plan	88 Residential and 8 Commercial plots Total = 96 Plots
11	Khasra No.	As per Annexure "A"
12	Type of colony (Resi/Comm/Ind)	Residential-Cum-Commercial
13	Year of establishment of the colony	Before 19.03.2018
14	Detail of sold Plots	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 Residence Plot = 88 No. of Commercial Plot = 8	12843.88 Sq. Yds. (2.65 acre) (64.99%) 96 Plots
16	Area under public purpose with % age	6917.96 Sq. Yds. (1.42 acre)
17	Public facilities provides in the colony, if any a) No. of parks/area b) Roads & Parking c) Tubewell d) S.T.P.	1772.37 Sq. Yds. (8.97%) 4889.99 Sq. Yds (24.75%) 102.50 Sq. Yds (0.52%) 153.10 Sq. Yds (0.77%)
18	Area under roads & Parking with %age	4889.99 Sq. Yds (24.75%)
19	Width of approach road	23'9" after road widening 66'8"
20	Width of internal roads (mention range of width i.e. 30' etc.)	32'6"
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	G-8 No. 13/336 dated 25.06.2019 Rs. 50,000/-, Receipt No MP/1507/2020-21/005165 dated 03.02.2021 amounting Rs. 60,00,000/- and Receipt No MP/1507/2020-21/005200 dated 09.02.2021 amounting Rs. 21,55,000/-
23	Fee/Charges received	82,05,000/-
24	In case of payment by demand draft	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

Total Fee

Residential Area	20723.04 Sq.yd
Commercial Area	160 Sq.yd
Total Area	20883.04 Sq.yd

PF Charges

PF (Residential)	20723.04/4840 x 3,00,000/-	= 12,84,486.00
PF (Commercial)	160/4840 x 41,25,000/-	= 1,36,364.00
Total P.F.		= 14,20,850.00

CLU Charges

CLU (Residential)	20723.04/4840 x 4,50,000/-	= 19,26,729.00
CLU (Commercial)	160/4840 x 22,50,000/-	= 74,380.00
Total CLU		= 20,01,109.00

EDC Charges

EDC (Residential)	20723.04/4840 x 27,00,000/-	= 1,15,60,374.00
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EDC (Commercial)	160/4840 x 60,00,000/-	= 1,98,347.00
Total EDC		= 1,17,58,721.00
15% EDC	(1,17,58,721 x 15%)	= 17,63,808.00
EDC Paid		= 18,69,007.00
Balance EDC		= 98,89,714.00

UDC

UDC (14,20,850+20,0,1109+1,17,58,721) = 1,51,80,680 x 5% = 7,59,034.00

PR-7 Cess

Total Area 4.31 x 5,00,000 = 21,55,000.00

Payment Schedule of remaining Amount of EDC = 98,89,714.00

The balance amount of EDC amounting to Rs. 98,89,714.00 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	988972	494485	1483457
2.		IInd	988972	445037	1434009
3.		IIInd	988972	395588	1384560
4.		IVth	988972	346140	1335112
5.		Vth	988971	296691	1285662
6.		VIth	988971	247242	1236213
7.		VIIth	988971	197794	1186765
8.		VIIIth	988971	148346	1137317
9.		IXth	988971	98897	1087868
10.		Xth	988971	49449	1038420
	Total		98,89,714	27,19,669	1,26,09,383


Note:-

- No separate notice shall be issued for the payment of installments.
- Executive Officer, Municipal Council, Zirakpur vide letter No. 3270 dated 03.02.2021 informed to this office that colonizer has deposited fee vide G-8 No. 13/336 dated 25.06.2019 Rs. 50,000/- and Receipt No MP/1507/2020-21/005165 dated 03.02.2021 amounting Rs. 60,00,000/- Receipt No MP/1507/2020-21/005200 dated 09.02.2021 amounting Rs. 21,55,000/- (Total Amount of Rs 82,05,000/-) that 100% PF, CLU, UDC, PR-7 Cess and more than 15% of EDC has been deposited by the colonizer, consequent of miscalculation if any additional amount is worked out as recoverable at any stage applicant/promoter shall be liable to pay the same within 15 days from the issue of demand notice deposit the same.
- If any of the conditions of the policy of the government found violated the Regularization certificate granted shall be liable to be cancelled.
- 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.
- 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.
- 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.
- 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.

8. The concerned Urban Development Authority/Urban Local body/Gram Panchayat shall not be responsible to maintain common areas.
9. 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.
10. The Building Plan of the Colony will be sanctioned by the MC Zirakpur as per Building Bye-Laws.
11. 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: 12/02/2021

Endst. No. A4-DDLG-2021/ 17

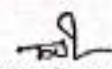
A copy of the above is forwarded to RERA, Punjab for information and necessary action.


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

Dated:

Endst. No. A4-DDLG-2021/

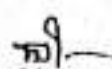
A copy of the above is forwarded to the Director, Local Government, Punjab Chandigarh for information and necessary action.


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

Dated:

Endst. No. A4-DDLG-2021/

A copy of the above is forwarded to the Executive Officer, Municipal Council, Zirakpur with the direction that 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 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.

ANNEXURE -A

Annexure showing detail of the land purchased by the promoter in
MOTIA AERO GREENS situated at Village Dayalpura, Sub Tehsil Zirakpur.

Total Area of Scheme: 20883.04 Sq. Yds. (4.31 Acres)

Sr.No.	Name of Seller	Name of the Promoter/Purchaser	Khasra No.	Area (B-B-B)	Aggrement No.& Date
1.	Randhir Kaur D/O Balwant Kaur W/O Jaimal Singh	M/S Shiva Developers Th:- Abhi Mittal S/O Hem Raj Mittal	As Per Letter of consent	8B-16B-10B	1509/ Dated 16.12.2017
2.	Kirpal Singh-Mehar Singh-Baldev Singh-Kehar Singh SS/o Bhagwan Singh S/o Chuhar Singh	M/S Shiva Developers Th:- Abhi Mittal S/O Hem Raj Mittal	As Per Letter of consent	12B-0B-1B	1511/ Dated 17.01.2018


Competent Authority
cum-Regional Deputy Director
Local Govt., Patiala




ANNEXURE -B

Annexure showing sale deed/ Agreement on stamp paper sold out land by promoter of
MOTIA AERO GREENS situated at Village Dayalpura, Sub Tehsil Zirakpur.

Direct Plots Sold to the Purchaser

Sr.No.	Sold Plot No.	No.of Plot	Total Area (Sq.Yds.)	Agreement No./Date	Name of the Client
1.	7	1	164.00	3855/ 20.01.2018	Sushil Joshi W/O Pawan Joshi
2.	20	1	164.00	9607/ 22.01.2018	Nisha Goyal W/O Sanjiv Goyal
	TOTAL	2	328.00		


Competent Authority
cum-Regional Deputy Director
Land & Hort. Patiala

