

**REGULARIZED UNAUTHORIZED COLONY CERTIFICATE**  
**PROVISIONAL CERTIFICATE**

From:

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

To

Sh. Bhadur Singh, Sh. Narmail Singh SS/o Sh. Gurmukh Singh,  
R/o Village Kishanpura, Sub Tehsil Zirakpur,  
Distt. S.A.S. Nagar.  
(Agreement No. Y 644353 & Y 644350)  
Through  
Sh. Jagtar Singh S/o Late Sh. Nasib Singh,  
R/o Village Kishanpura, Sub Tehsil Zirakpur,  
Distt. S.A.S. Nagar.

No. ATP-DDLG-19/ 65

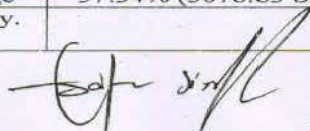
Date : 20-02-2019

With reference to your offline application no. 18 dated 22.01.2019 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. Jagtar Singh S/o Late Sh. Nasib Singh, R/o Village Kishanpura, Sub Tehsil Zirakpur, Distt. S.A.S. Nagar. |
| 2.  | Fathers Name (in Case of individuals)                     | -  |
| 3.  | Name of Colony(if any)                                    | Lakeview Complex   |
| 4.  | Location (village With H.B.no.)                           | Village Kishanpura (H.B. No.54)  |
| 5.  | Total area of colony in Square yards (Acre)               | 8247 Sq. Yards (1.70393 Acres)   |
| 6.  | Total Salable Area in Square Yards (Acre)                 | 5168.17 (1.06781 Acres)  |
| 7.  | Area under common purpose Square Yards (Acre)             | 3078.83 (0.63612 Acres)  |
| 8.  | Sold Area Square Yards (Acre)                             | 480.28 (0.09923 Acres)   |
| 9.  | Saleable area still with the promoter Square Yards (Acre) | 4687.89 (0.96858 Acres)  |
| 10. | No. of plots saleable as per layout plan                  | 34 Residential Plots<br>20 Commercial Plots  |
| 11. | Khasra Nos.   | As per Annexure-A  |
| 12. | Type of colony(Resi/Comm/Ind)                             | Residential-cum-Commercial   |
| 13. | Year of establishment of colony                           | 01.04.2013 to 18.03.2018   |
| 14. | Detail of purchase  | 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                         | 62.66%                     |
|     | a) No. of saleable Resi. plots                   | 34 (3931.42 Sq. Yards)     |
|     | b) No. of commercial plots                       | 20 (1236.75 Sq. Yards)     |
|     | c) No. of plots under any-other saleable use.    | -                          |
| 16. | Area under Public purpose with % age             | 37.34% (3078.83 Sq. Yards) |
| 17. | Public facilities provides in the colony. if any |                            |



|     |   |  |
|-----|---|--|
|     | a) No. parks/open.  | 3 (463.44 Sq. Yards) - 5.62%   |
|     | b) TubeWell   | 1 (100.72 Sq. Yards) - 1.22%   |
|     | c) STP  | 1 (150 Sq. Yards) - 1.82%  |
| 18. | Area under Roads and Parking with % age                               | 2364.67 Sq. Yards (28.68%)   |
| 19. | Width of approach road  | 66'-8" as per Master plan (after Road widening)  |
| 20. | width of internal road (maintain range of width i.e. 35'-40'-45' etc) | 35'-40'-45'  |
| 21. | Mode of payment received  | EMIs   |
| 22. | Demand Draft/Cheque/MC Receipt  | 762076 (G-8 No. 02/296 dated 15.11.18),<br>875655 (G-8 No. 81/296 dated 18.02.19),<br>031201 (G-8 No. 81/296 dated 18.02.19) |
| 23. | Fees/charges received   | Rs.7,00,000/-<br>Rs.18,20,675/-<br>Rs.30,00,000/-  |
| 24. | In case of payment by   |  |
| 25. | Name of Drawer Bank   | PNB & OBC  |

D.A/Approved layout

|                                 |                                       |
|---------------------------------|---------------------------------------|
|                                 | <b>Total Fees:</b>                    |
| <b>Total Area</b>               | <b>9050 Sq. Yards.</b>                |
| <b>Area under Road Widening</b> | <b>803 Sq. Yards</b>                  |
| <b>Area after Road Widening</b> | <b>8247 Sq. Yards (1.70393 Acres)</b> |
| <b>Residential Area</b>         | <b>5888 Sq. Yards (1.21653 Acres)</b> |
| <b>Commercial Area</b>          | <b>2359 Sq. Yards (0.48740 Acres)</b> |

|                       |                          |               |
|-----------------------|--------------------------|---------------|
|                       | <b><u>PF Charges</u></b> |               |
| PF (Residential)      | = 1.21653 x 300000       | = 3,64,959/-  |
| PF (Commerical)       | = 0.48740 x 4125000      | = 20,10,525/- |
|                       |                          | = 23,75,484/- |
| 5% UDC (2375484 x 5%) | =                        | 1,18,774/-    |
| Total PF              | =                        | 24,94,258/-   |
| PF Paid               |                          | 24,94,258/-   |

|                       |                           |               |
|-----------------------|---------------------------|---------------|
|                       | <b><u>CLU Charges</u></b> |               |
| CLU (Residential)     | = 1.21653 x 450000        | = 5,47,439/-  |
| CLU (Commerical)      | = 0.48740 x 2250000       | = 10,96,650/- |
|                       |                           | = 16,44,089/- |
| 5% UDC (1644089 x 5%) | =                         | 82,204/-      |
| Total CLU             | =                         | 17,26,293/-   |
| CLU Paid              |                           | 17,26,293/-   |

|                       |                           |                    |
|-----------------------|---------------------------|--------------------|
|                       | <b><u>EDC Charges</u></b> |                    |
| EDC (Residential)     | = 1.21653 x 2700000       | = 32,84,631/-      |
| EDC (Commerical)      | = 0.48740 x 6000000       | = 29,24,400/-      |
|                       |                           | = 62,09,031/-      |
| 5% UDC (6209031 x 5%) | =                         | 3,10,452/-         |
| Total EDC             | =                         | 65,19,483/-        |
| 15% EDC               | =                         | 9,77,922/-         |
| EDC Paid              | =                         | 9,77,923/-         |
| Balance EDC           | =                         | <b>55,41,560/-</b> |

|  |                   |            |
|--|-------------------|------------|
|  | <b><u>SIF</u></b> |            |
| SIF (24,94,258+17,26,293+65,19,483) = 1,07,40,034 x 3% = |                   | 3,22,201/- |
| SIF Paid   |                   | 3,22,201/- |



3

The balance amount of EDC amounting to Rs. 55,41,560/- 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                       | 554156                  | 277078         | 831234        |
| 2.     |                     | IIInd                     | 554156                  | 249371         | 803527        |
| 3.     |                     | IIIInd                    | 554156                  | 221663         | 775819        |
| 4.     |                     | IVth                      | 554156                  | 193955         | 748111        |
| 5.     |                     | Vth                       | 554156                  | 166247         | 720403        |
| 6.     |                     | VIth                      | 554156                  | 138539         | 692695        |
| 7.     |                     | VIIth                     | 554156                  | 110832         | 664988        |
| 8.     |                     | VIIIth                    | 554156                  | 83124          | 637280        |
| 9.     |                     | IXth                      | 554156                  | 55416          | 609572        |
| 10.    |                     | Xth                       | 554156                  | 27708          | 581864        |
|        | Total               |                           | 5541560                 | 1523933        | 7065493       |

Note:

- 1) No separate notice shall be issued for the payment of installments.
- 2) EO, MC, Zirakpur vide letter no. 714-A dated 18.02.2019 had informed to this office that 15% EDC/UDC and 100% PF, CLU, UDC and SIF (Rs.55,20,675/-) 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.

- (4)
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. 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.

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

This certificate is subject to the verification if the information and the bank drafted submitted 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.

Endst. No. ATP-DDLG-19

Date

A copy of the above is forwarded to the Executive officer, Municipal Council, Zirakpur with the direction a seperate 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 servies 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.

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

Date

Endst. No. ATP-DDLG-19

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

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

Date

Endst. No. ATP-DDLG-19

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.**




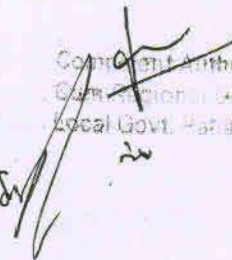


(5)

Sh. Jagtar Singh S/o Late Sh. Nasib Singh,  
R/o Village Kishanpura, Sub Tehsil Zirakpur,  
Distt. S.A.S. Nagar.  
Lake View Complex, Village Kishanpura, Zirakpur

Annexure-A

| S. No. | Name  | Khasra No.  | Vasika No.                                 | Dated      |
|--------|---|---|--|------------|
| 1      | Sh. Bhadur Singh,<br>Sh. Narmail Singh<br>SS/o Sh. Gurmukh<br>Singh, R/o Village<br>Kishanpura, Sub<br>Tehsil Zirakpur,<br>Distt. S.A.S. Nagar. | 119(1-7), 118(1-10),<br>117(2-10), 116(2-0),<br>115(1-12), 114(0-2) | Agreement<br>No. Y<br>644353 &<br>Y 644350 | 12.08.2016 |
|        | <b>Total Land</b>   | 9 Bigha-1 Biswa   |  |            |

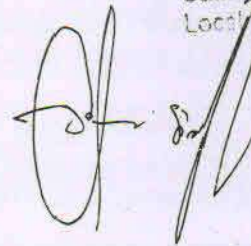
   
Competent Authority  
Deputy Director  
Local Govt. Patiala

Sh. Jagtar Singh S/o Late Sh. Nasib Singh,  
R/o Village Kishanpura, Sub Tehsil Zirakpur,  
Distt. S.A.S. Nagar.  
Lake View Complex, Village Kishanpura, Zirakpur

Annexure-B

| S. No. | Name   | Plot Type   | Plot No.     | Total Land in Sq. Yards     | Agreement No. | Dated      |
|--------|--|-------------|--------------|-----------------------------|---------------|------------|
| 1      | Sh. Ashwani Sharma<br>S/o Sh. Ram Saran<br>Dass & Sh. Subhash<br>Chand Gandhi S/o Late<br>Sh. Ram Sarup Gandhi | Residential | 9            | 120.14                      | Y 644354      | 04.08.2016 |
|        |  |             | 10           | 120.14                      |               |            |
| 2      | Sh. Suresh Kalra S/o<br>Sh. Mangat Ram Kalra   | Commercial  | 10           | 60                          | Z 433487      | 21.08.2017 |
|        |  |             | 11           | 60                          |               |            |
|        |  |             | 12           | 60                          |               |            |
|        |  |             | 13           | 60                          |               |            |
|        |  |             | <b>Total</b> | <b>480.28<br/>Sq. Yards</b> |               |            |

Competent Authority  
Cum-Regional Deputy Director  
Local Government





Seal to DDLG office for Regularisation Colony

Asst. Town Planner  
Municipal Council  
Zirakpur

Municipal Engineer  
Municipal Council  
Zirakpur

Executive Officer  
Municipal Council  
Zirakpur

LAND FOR VICTORIA

FLATS OF SUSHMA

| COMMERCIAL SHOWROOMS |                   |              |              |                    |
|----------------------|-------------------|--------------|--------------|--------------------|
| PLOT NO.             | PLOT SIZE         | AREA (SQ.FT) | NO. OF PLOTS | TOTAL AREA (SQ.FT) |
| 1                    | 13'-3" X 52'-0"   | 688.26       | 1            | 76.52              |
| 2 TO 5               | 12'-6" X 52'-0"   | 148.5        | 4            | 594.00             |
| 6 TO 18              | 13'-0" X 52'-0"   | 840          | 13           | 1092.00            |
| 19                   | 22'-0" X 102'-0"  | 2244         | 1            | 2244.00            |
| 17                   | 12'-0" X 49'-4.3" | 592.5        | 1            | 61.89              |
| 18 TO 28             | 12'-0" X 54'-0"   | 818          | 9            | 7362.00            |
| TOTAL                |                   |              |              | 1236.75            |

| RESIDENTIAL PLOTS |                 |              |              |                    |
|-------------------|-----------------|--------------|--------------|--------------------|
| PLOT NO.          | PLOT SIZE       | AREA (SQ.FT) | NO. OF PLOTS | TOTAL AREA (SQ.FT) |
| 1                 | 12'-0" X 52'-0" | 1131.76      | 1            | 139.03             |
| 2 TO 8            | 21'-0" X 52'-0" | 1165.8       | 7            | 722.72             |
| 9 TO 11           | 21'-0" X 52'-0" | 1081.25      | 3            | 260.18             |
| 12                | 20' X 52'-0"    | 1050         | 1            | 115.67             |
| 13 TO 14          | 20'-0" X 52'-0" | 1000         | 2            | 200.67             |
| 15 TO 20          | 15'-0" X 52'-0" | 510          | 6            | 306.00             |
| 21 TO 22          | 14'-0" X 37'-0" | 282          | 2            | 135.56             |
| 23 TO 32          | 22'-0" X 52'-0" | 2223.4       | 10           | 1275.00            |
| 33                | 21'-0" X 52'-0" | 1007.9       | 1            | 117.10             |
| 34                | 22'-0" X 52'-0" | 1008         | 1            | 118.00             |
| TOTAL             |                 |              |              | 3931.42            |

| LAYOUT PLAN OF LAKEVIEW COMPLEX AT VILLAGE KISHANPURA  |         |        |            |
|--|---------|--------|------------|
| TEHSIL DERABASSI DISTT. S.A.S NAGAR MOHALI             |         |        |            |
| AREA STATEMENT   | AREAS   | UNIT   | PERCENTAGE |
| * TOTAL PLOT AREA (SQ.FT)                              | 81450   | SQ.FT  |            |
| * TOTAL PLOT AREA (SQ.YRD)                             | 1000    | SQ.YRD |            |
| * NET PLOT AREA (UNDERSTANDING AREA FOR ROAD WIDENING) | 8347    | SQ.YRD |            |
| * AREA UNDER COMMERCIAL                                | 1236.75 | SQ.YRD | 15.00%     |
| * AREA UNDER RESIDENCE AREA                            | 3931.42 | SQ.YRD | 47.67%     |
| * AREA UNDER ROADS & SERVICES                          | 3078.85 | SQ.YRD |            |
| * AREA UNDER SOLD RESIDENCE PLOTS                      | 240.38  | SQ.YRD | 6.11%      |
| * AREA UNDER SOLD COMMERCIAL PLOTS                     | 240     | SQ.YRD | 30.42%     |
| * AREA UNDER UNSOLD PLOTS                              | 6887.88 | SQ.YRD |            |
| * AREA UNDER PARK (GREEN AREA)                         | 403.44  | SQ.YRD | 5.82%      |
| * TOTAL SALEABLE AREA                                  | 5168.17 | SQ.YRD | 62.67%     |
| * RATIO OF COMMERCIAL AREA TO TOTAL SALEABLE AREA      | 1236.75 |        | 28.55%     |
| * AREA OF S.T.P  | 150.00  | SQ.YRD |            |
| * AREA OF TUBE WELL                                    | 100.72  | SQ.YRD |            |

RESIDENTIAL PLOTS

COMMERCIAL PLOTS

PARK GREEN AREA

ROAD / PARKING

SERVICES

PARKING SHOWROOMS

SOLD COMM. PLOT

SOLD RESI PLOT

LAYOUT PLAN

Signature of Ashwani K. Saini

Signature of Ashwani K. Saini

Ashwani K. Saini  
B.Arch. M.C.A.  
C.A. No. 28422

Akhans

Department of Local Government

LOCATION PLAN

N.T.S