

REGULARIZED UNAUTHORIZED COLONY CERTIFICATE PROVISIONAL CERTIFICATE

From

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

To

Sh. Ajmer Singh S/o Sh. Teja Singh,
Sh. Gurmail Singh S/o Sh. Mani Singh,
R/o House No. 618, Village Himmatgarh,
Sub Tehsil Zirakpur, Distt. SAS Nagar.

No. DDLG-19/ 225

Date : 27/09/2019

With reference to your offline application no. 107 dated 20.08.2019 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. Ajmer Singh S/o Sh. Teja Singh, Sh. Gurmail Singh S/o Sh. Mani Singh, R/o House No. 618, Village Himmatgarh, Sub Tehsil Zirakpur, Distt. SAS Nagar.
2.	Fathers Name (in Case of individuals)	-
3.	Name of Colony(if any)	Green Homes
4.	Location (village With H.B.no.)	Village Gazipur, H.B.no.50
5.	Total area of colony in Square yards (Acre)	20000.00 (4.132232 Acres)
6.	Total Salable Area in Square Yards (Acre)	11659.22 (2.408930 Acres)
7.	Area under common purpose Square Yards (Acre)	8340.78 (1.723302 Acres)
8.	Sold Area Square Yards (Acre)	320.44 (0.066207 Acres)
9.	Saleable area still with the promoter Square Yards (Acre)	11338.78 (2.342723 Acres)
10.	No. of plots saleable as per layout plan	121 Residential Plots
11.	Khasra Nos.	24//21(4-0), 22(4-0), 23(4-0), 24(4-0), 25(4-0) Total Area 20 Bigha 0 Biswa
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	11659.22 Sq. Yards - 58.30%
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18.	Area under Roads with % age	6951.38 Sq. Yards (34.76%)
19.	width of approach road	40'
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. 94/296 dated 05.04.2019 MP/1507/2019-20/000213 dated 26.09.2019
23.	Fees/charges received	Rs.4,00,000/- Rs.53,00,000/- Total Rs.57,00,000/-
24.	In case of payment by	
25.	Name of Drawer Bank	Central Bank of India

D.A/Approved layout

Total Fees

Total Area

20000.00 Sq. Yards. (4.132232 Acres)

PF Charges

PF (Residential)	=	4.132232 x 300000	=	Rs. 1239670/-
5% UDC (1239670 x 5%)	=			Rs. 61984/-
Total PF	=			Rs.1301654/-
PF Paid				Rs. 1301654/-

CLU Charges

CLU (Residential)	=	4.132232 x 450000	=	Rs. 1859504/-
5% UDC (1859504 x 5%)	=			Rs. 92975/-
Total CLU	=			Rs.1952479/-
CLU Paid				Rs. 1952479/-

EDC Charges

EDC (Residential)	=	4.132232 x 2700000	=	Rs.11157026/-
5% UDC (11157026 x 5%)	=			Rs. 557851/-
Total EDC	=			Rs.11714877/-
15% of EDC	=			Rs.1757232/-
EDC Paid	=			Rs. 1996797/-
Balance	=			Rs.9718080/-

SIF

SIF (1301654+1952479+11714877)= 14969010 x 3%	=	Rs.449070/-
SIF Paid	=	Rs. 449070/-

The balance amount of EDC amounting to Rs. 9718080/- 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.	Due Date of	No. of installment of	Amount of	Interest @	Total
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2.		IIInd	971808	437314	1409122
3.		IIIInd	971808	388723	1360531
4.		IVth	971808	340133	1311941
5.		Vth	971808	291543	1263351
6.		VIth	971808	242952	1214760
7.		VIIth	971808	194362	1166170
8.		VIIIth	971808	145771	1117579
9.		IXth	971808	97181	1068989
10.		Xth	971808	48591	1020399
	Total		9718080	2672474	12390554

Note:

- 1) No separate notice shall be issued for the payment of installments.
- 2) MC, Zirakpur vide G-8 No. 94/296 dated 05.04.2019 Rs.4,00,000/- and Receipt No. MP/1507/2019-20/000213 dated 26.09.2019 Rs.53,00,000/- (Total Amount Rs.57,00,000/-) had informed to this office that 100% of PF/UDC, CLU/UDC, SIF and 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.
- 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.