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PROVISIONAL REGULARIZATION CERTIFICATE FOR UNAUTHORIZED COLONY

From:

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

To,

Sh. Gurneb Singh S/o Sh. Amar Singh and Sh. Sukhdev Singh S/o Sh. Jit Singh
R/o Village Dyalpura, Sub Tehsil Zirakpur, Distt. SAS Nagar.

Through

M/s Manglam Infra,
SCO No. 9, First Floor, Highland Marg, Zirakpur.

No. AS-DDLG-2020/ 109

Date: 27/07/2020

With reference to Letter No. 279 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. Gurneb Singh S/o Sh. Amar Singh and Sh. Sukhdev Singh S/o Sh. Jit Singh R/o Village Dyalpura, Sub Tehsil Zirakpur, Distt. SAS Nagar. Through M/s Manglam Infra, SCO No. 9, First Floor, Highland Marg, Zirakpur
2.	Fathers Name (in Case of individuals)	---
3.	Name of Colony(if any)	Aerovista, Phase-3
4.	Location (village With H.B.no.)	Vill. Dyalpura (Municipal Council, Zirakpur)
5.	Total area of colony in Square yards	15400 Sq. Yards (3.181 Acres)
6.	Total Saleable Area in Square Yards (Acre)	9854.63 Sq. Yd. (2.03 Acres)
7.	Area under common purpose Square Yards (Acre)	5540.49 Sq. Yd. (1.14 Acres)
8.	Sold Area Square Yards (Acre)	234.66 Sq. Yd.
9.	Saleable area still with the promoter Square Yards (Acre)	9619.97 Sq. Yd. (1.98 Acres)
10.	No. of plots saleable as per layout plan	74 Residential Plots
11.	Khasra Nos.	665(5-0), 666(2-9), 667(4-0), 668(3-19) Total Area 15 Bighe 8 Biswe
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	9854.63 Sq. Yards - 64.02%
a)	No. of saleable Residential plots	74 (9854.63 Sq. Yards) - 64.02%
b)	No. of saleable Commercial plots	
16.	Area under Public purpose with % age	5540.49 Sq. Yards - (35.97%)
17.	Public facilities provides in the colony. If any	

	a) Parks	778.13 Sq. Yards (5.05%)
	b) Tube Well	-
	c) STP	-
	d) R.W.H.	-
18.	Area under Roads with % age	4767.236 Sq. Yards (30.95%)
19.	Width of approach road	12 Mtr and 30 Feet
20.	Width of internal road (maintain range of width i.e. 35' etc)	12 Mtr and 30 Feet
21.	Mode of payment received	E.M.I.'s
22.	Demand Draft/Cash/MC Receipt	MP/1507/2019-20/000577 Dated 30-10-2019, MP/1507/2020-21/002070 Dated 11-06-2020 and MP/1507/2020-21/002469 Dated 24-07-2020
23.	Fees/charges received	Rs.2,00,000/- Rs. 5,00,000/- Rs. 37,00,000/- Total Rs. 44,00,000/-
24.	In case of payment by	---
25.	Name of Drawer Bank	---

D.A/Approved layout

Total Area		Total Fees	
		15,400 Sq. Yards (3.181 Acres)	
		PF Charges	
PF (Residential)	= 3,00,000/4840 x 15,400	=	Rs. 9,54,546/-
5% UDC (9,54,546 x 5%)		=	Rs. 47,728/-
Total PF	=	=	Rs. 10,02,274/-
PF Paid		=	Rs. 10,02,274/-
		CLU Charges	
CLU (Residential)	= 4,50,000/4840x15400	=	Rs. 14,31,818/-
5% UDC (14,31,818 x 5%)	=	=	Rs. 71,591/-
Total CLU	=	=	Rs. 15,03,409/-
CLU Paid		=	Rs.15,03,409/-
		EDC Charges	
EDC (Residential)	= 27,00,000/4840 x 15400	=	Rs. 85,90,909/-
5% UDC (85,90,909 x 5%)		=	Rs. 4,29,546/-
Total EDC		=	Rs. 90,20,455/-
15% of EDC		=	Rs. 13,53,069/-
EDC Paid		=	Rs. 18,94,317/-
Balance		=	Rs.71,26,138/-

The balance amount of EDC amounting to Rs. 71,26,138/- 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	712614	356307	1068921
2.		IIInd	712614	320676	1033290
3.		IIIInd	712614	285046	997660

4		IVth	712614	249415	962029
5.		Vth	712614	213784	926398
6		VIth	712614	178154	890768
7.		VIIth	712614	142523	855137
8.		VIIIth	712614	106892	819506
9.		IXth	712613	71261	783874
10.		Xth	712613	35631	748244
Total			71,26,138	1959689	9085827


Terms & Conditions for regularization of colony:-

- 1) No separate notice shall be issued for the payment of installments.
- 2) Municipal Council, Zirakpur vide receipt No. MP/1507/2019-20/000577 Dated 30-10-2019 – 2,00,000/-, receipt No. MP/1507/2020-21/002070 Dated 11-06-2020 – 5,00,000/-, Receipt No. MP/1507/2020-21/002469 Dated 24-07-2020 – 37,00,000/- (Total Amount Rs. 44,00,000/-) 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.
- 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 legalization 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) 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 maintenance of these areas shall be the 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 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.


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


Endst. No. A5-DDLG-2020/

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 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/

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/


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 "A"

ANNEXUARE SHOWING SALE DEED OF PURCHASE OF LAND BY PROMOTERS IN
MANGLAM INFRA (AEROVISTA Phase-3 VILLAGE DAILPURA M.C ZIRAKPUR SAS NAGAR
PUNJAB LAND OWNER AS GIVEN BELOW

DEED NO	Name of the OWNERS	Khasra No	AREA IN BIGHA/BISWA S/BISWASI
2547 27-12-2019	Sh GURNEB SINGH S/O SH SUKHDEV SINGH & SH SUKHDEV SINGH S/O Sh JIT SINGH VIII DAYAL PURA MC ZIRAK PUR SAS NAGAR MOHALI PUNJAB Consent TO M/S MANGLAM INFRA SCO 9 FIRST FLOOR HIGH LAND MARG ZIRAKPUR	KHATA NO 128/177 KHASRA NO 665 (5-0), 666 (2-9) 667 (4-0) 668 (3-19) KITE 4 AREA 15 BIGHA 8 BISWAS VILLAGE DAYALPURA M.C. ZIRAKPUR MOHALI PUNJAB	15 Bigha 8Biswa
Total Land			15-8


Competent Authority
Dist Regional Deputy Director
Local Govt. Patiala

For MANGLAM INFRA

AUTH. SIGNATORY

For MANGLAM INFRA

AUTH. SIGNATORY

ANNEXURE "B"

ANNEXUARE SHOWING SOLD PLOT NUMBER BY OWNER IN MANGLAM INFRA(AEROVISTA PHASE- 3)
VILLAGE DAYALPURA M.C.ZIRAKPUR SAS NAGAR OWNER SH. GURNEB SINGH S/O SH SUKHDEV SINGH
& SH SUKHDEV SINGH S/O SH JIT SINGH VILL:- DAYALPURA M.C. ZIRAKPUR SAS NAGAR MOHALI
PUNJAB

LETTER OF CONCENT FROM :-**MANGLAM INFRA**

DIRECT PLOT SOLD TO BELOW MENTIONED PUCHASER

SR NO.	PLOT NO.	NO PLOTS	TOTAL AREA	AGREEMENT NUMBER AND DATE	NAME OF THE CLIENT
	464, 465	2	234.66 Sq Yds (24'0"X44")Each Plot	18511 dated:- 10/11/2017	Sh. Mohan Lal ,S/o Sh. Chiman Lal

Competent Authority
Cum-Regional Deputy Director
Local Govt. Patiala

For MANGLAM INFRA

AUTH. SIGNATORY

For MANGLAM INFRA

AUTH. SIGNATORY

MANGLAM INFRA

SCO-9, FIRST FLOOR, HIGHLAND MARG, ZIRAKPUR. PH 93161-31020

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 Manglam Infra

For MANGLAM INFRA



AUTH. SIGNATORY

(Authorized Signatory)

MANGLAM INFRA

SCO-9, FIRST FLOOR, HIGHLAND MARG, ZIRAKPUR. PH 93161-31020

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

Our Project "Aerovista, Phase 3" is covered under regularisation of unauthorised colony scheme of Government of Punjab which was notified vide Application No. A5-DDLG-2020/109 Dated 27.7.2020.

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

For: M/s Manglam Infra

For MANGLAM INFRA



AUTH. SIGNATORY

(Authorised Signatory)