

From

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

To,

Sh. Pushpinder Singh S/o Hari Singh
Sh. Pawan Kumar S/o Sh. Krishan Kumar
Sh. Kuldeep Singh S/o Iqbal Singh
Sh. Satish Kumar S/o Sh. Nasib Singh
Gobind Colony Teh: Kharar Distt. S.A.S. Nagar

No. E.O/ 217

Dated 24/12/14

With reference to your application 279391 dated 30.12.2013 the Regularization certificate for the colony, particular of which are given below, is hereby issued under section 4 of the Punjab laws (special provision) act 2013.

I)	Name of the promoter (s) (individual (s), Company, firm	Sh. Pushpinder Singh S/o Hari Singh Sh. Pawan Kumar S/o Sh. Krishan Kumar Sh. Kuldeep Singh S/o Iqbal Singh Sh. Satish Kumar S/o Sh. Nasib Singh
II)	Fathers Name	
III)	Name of the Colony	Gobind Colony
IV)	Location (Village with H.B No)	Kharar H.B. No. 184
V)	Total area of colony in acres	1.85 Acre or (8951.01) Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	1.096 Acre (5309.22 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.306 Acre Or (1484.16 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal- Marla)	0.445 Acre Or (2157.63 Sq.yd)
IX)	No of Plots saleable as per layout plan.	53
(X)	Khasra No.	As Per Annexure -A Attached
XI)	Type of colony (resi./ind./comm.)	Residential
XII)	Year of establishment of the colony	After 17-08-2007
XIII) Detail of purchase of land as per registered sale deed and registered agreement to sell by the promoter		

(A) Detail of land Purchased by the promoters		
Sr.	Registered sale deed	Registered Agreement
No.	Area/Khasra No/ Date & Number	Area/Khasra no/Date & Number
		Total area to sell

As per Annexure attached (A)

(B) Detail of plots sold by the promoters through registered sale deed & Agreement to sell		
Sr.	Registered sale deed	Registered Agreement
No.	Area/Khasra no/ Date & Number	Area/ Khasra no/ Date & Number
		Total area to sell

As per Annexure attached (B)

XIV)	Saleable area with % age	7466.85 Sq.yd Or (83.42 %)
	a) No of residential plots	53
	b) No of commercial plots/ shops	-----
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	1484.16 Sq.yd Or (16.58 %)
XVI)	Public facilities provides in the colony if any	----
	A) No of parks/ open spaces with area	----
	B) No of schools with area	----
	C) No of community centre with area	----
	D) S.T.P., Water works and OHSR	----
	E) Dispensary/ Health centre	----
	F) Any other public use, Parking	----
XVII)	Area under roads with %age	1484.16 Sq.yd Or (16.58 %)
XVIII)	Width of approach road	20"-18"
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	30"
XX)	Mode of payment received	Installment
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount Rs	1,25,181/- + 2,07,125/-Total 3,32,306/-
	In case of payment D.D.No.	322883 323499
	Date	13.11.2013 26.12.2014
		Syndicaet Bank Kharar ,

(D.A/ Approved layout/Service plans)

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COMPETENT AUTHORITY

Total fee	
Residential 8951 X 4950 X 2%	8,86,149.00
Commercial	-----
Total	13,65,714.00
50 % Penalty	4,43,075.00
Total	13,29,224.00
Amount paid	3,32,306.00
Balance amount	9,96,918.00

PAYMENT SCHEDULE

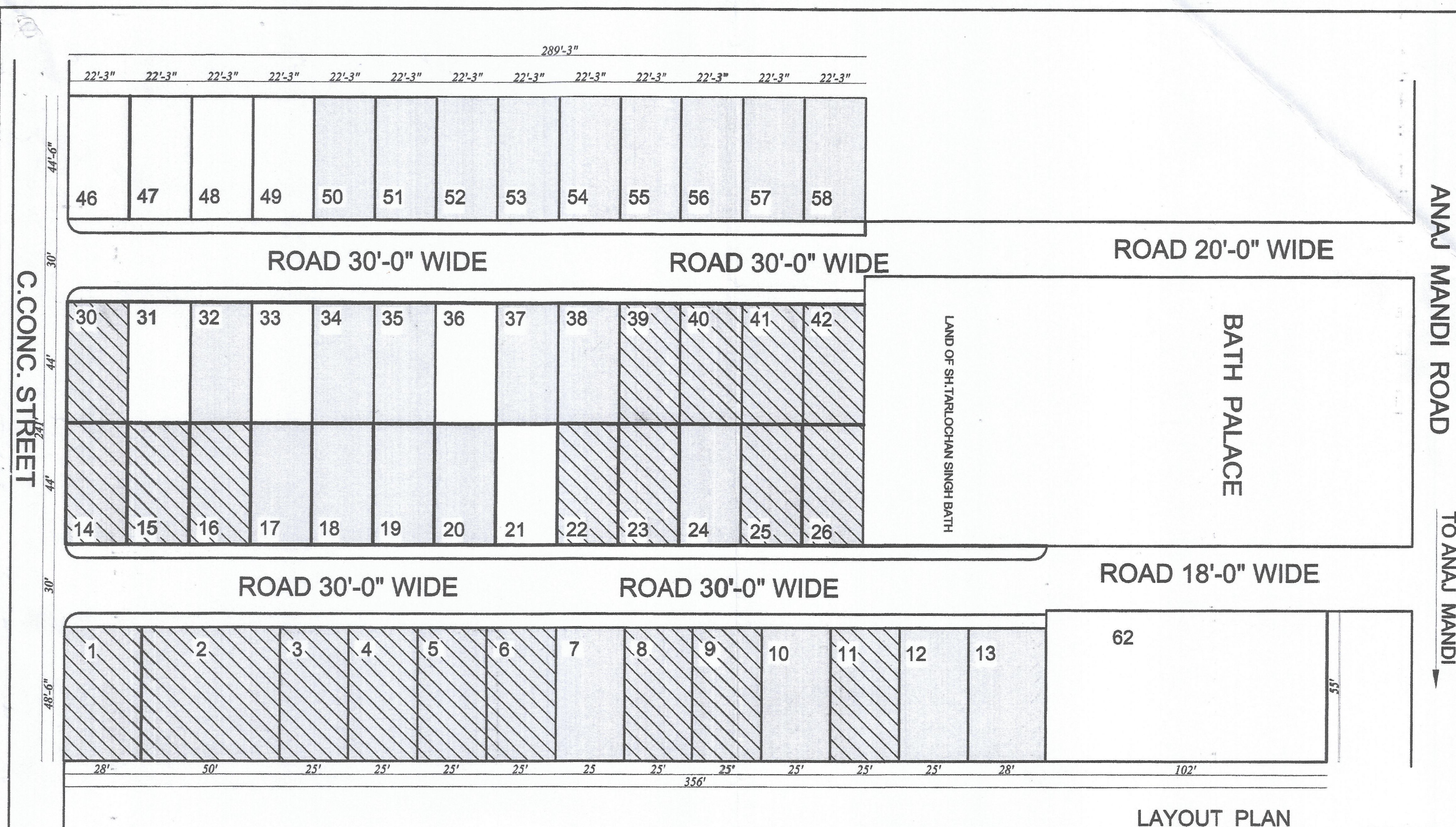
Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received	
1	1 st Installment with in 180 days from date of approval	3,32,306.00	59,816.00	3,92,122.00		
2	2 nd Installment with in 360 days from date of approval	3,32,306.00	39,877.00	3,72,183.00		
3	3 rd Installment with in 540 days from date of approval	3,32,306.00	19,939.00	3,52,245.00		
	Total	9,96,918.00	1,19,632.00	11,16,550.00		

- Note :- 1) No Separate notice shall be issued for the payment of installments.
- 2) If the payment of installments not deposited within the stipulated period the Regularization Certificate granted shall be liable to be withdrawn.
- 3) This Regularization Certificate is granted subject to the decision of C.W.P. No. 4018 of 2012 (Gurdeep Kaur V/s State of Punjab & Others) pending in the Hon'ble High Court .

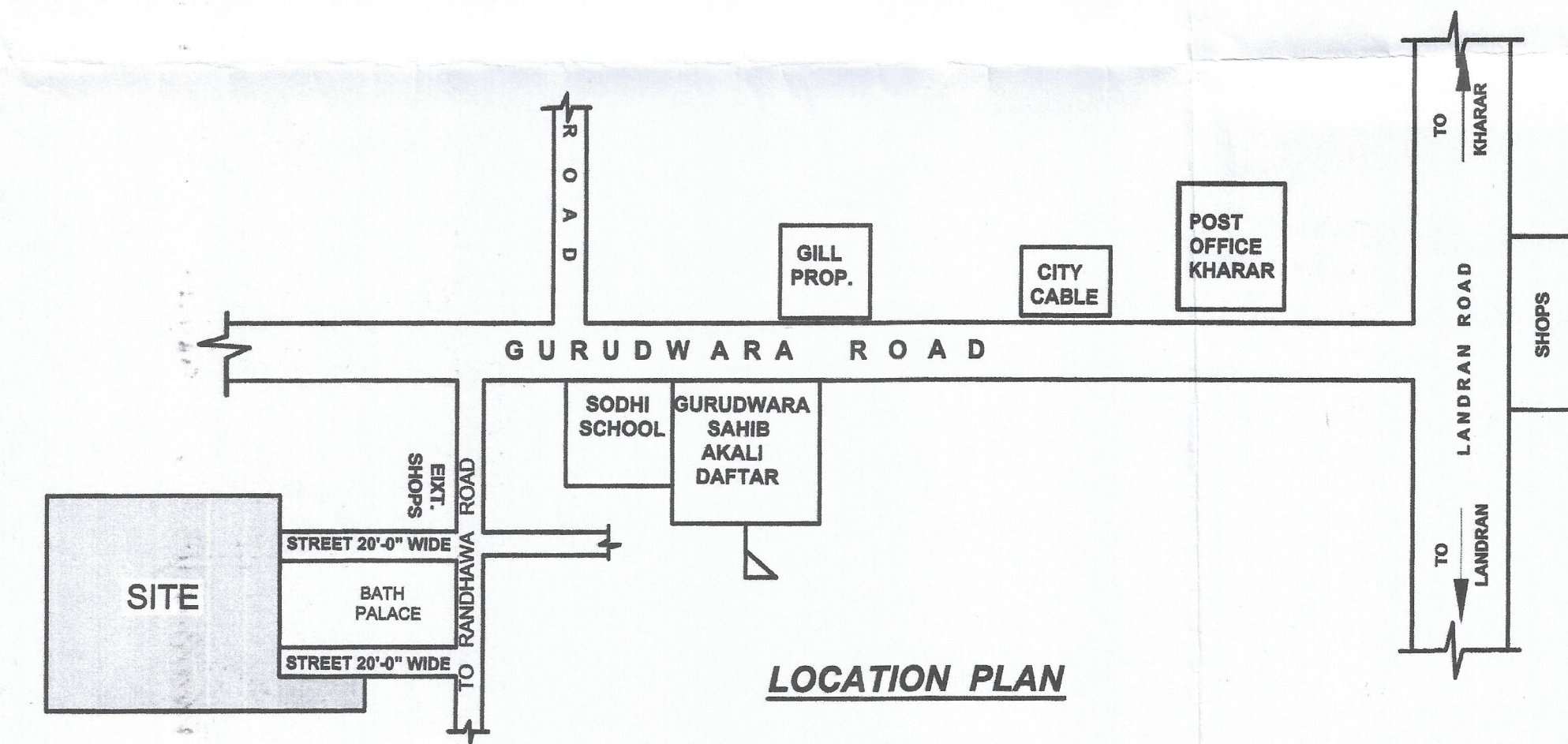

COMPETENT AUTHORITY

This Certificate is subject to the verification of the information and the bank draft Submitted by the applicant. If any information provided by the applicant is found false/ Incorrect At any stage, the compounding of the offence shall stand with drawn and penal action against the Applicant shall be initiated.

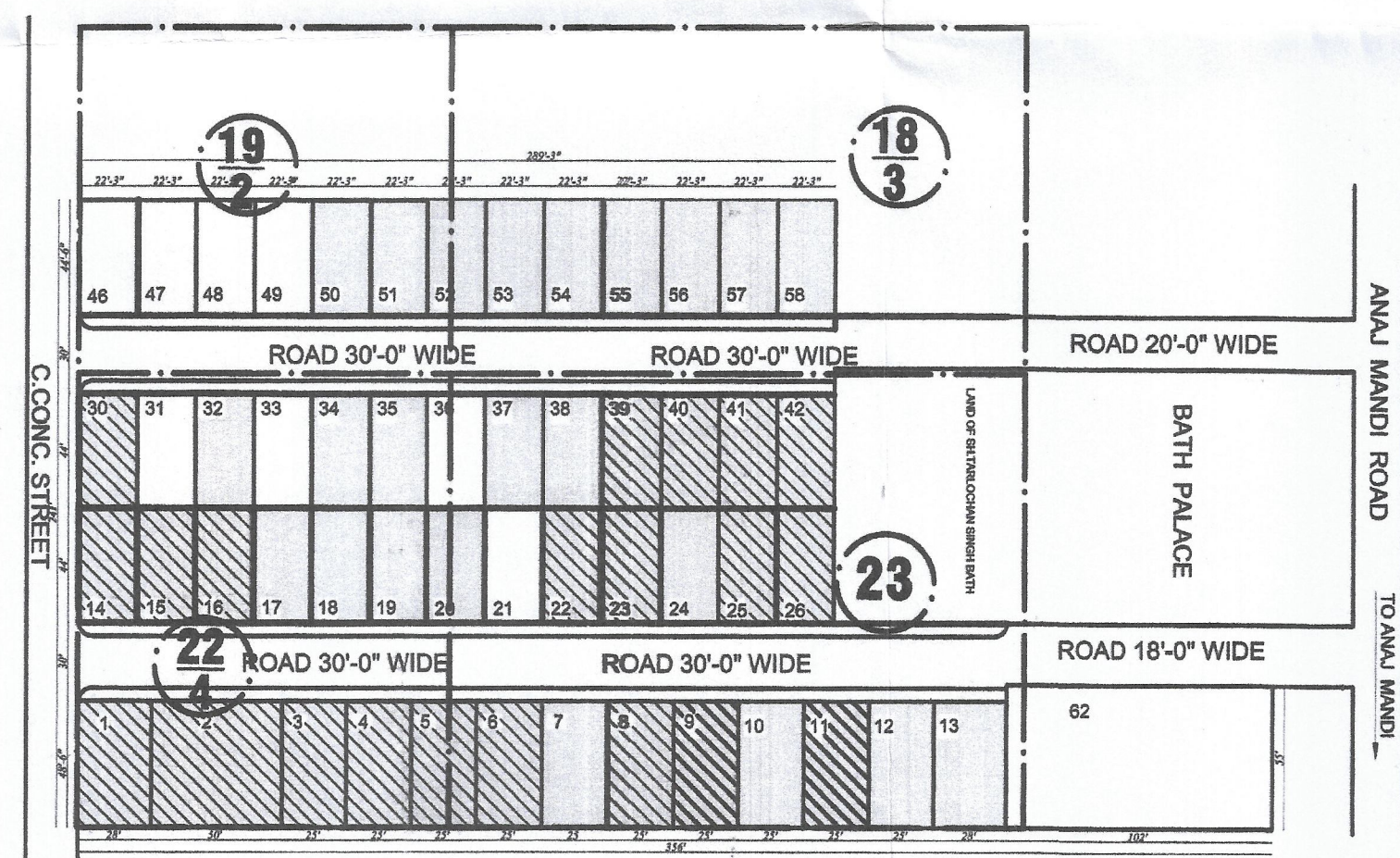
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LAYOUT PLAN



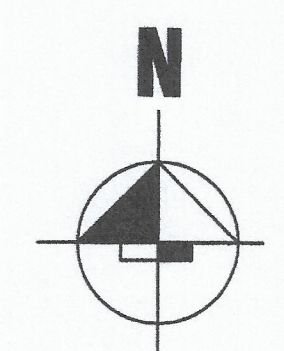
LOCATION PLAN



KHASRA PLAN

LAYOUT PLAN OF RESIDENTIAL SCHEME AT GOBIND COLONY NEAR BATH PALACE, RAKBA KHARAR, TEHSIL-KHARAR, DISTT.S.A.S.NAGAR

DETAIL OF AREA
TOTAL LAND AREA = 80559.12 SQFT=8951.01SQYDS =1.85 ACRES
AREA UNDER ROADS = 13357.5 SQFT =1484.16 SQYDS (16.58 %)
AREA UNDER RESIDENTIAL PLOTS/HOUSES = 67201.62 SQFT =7466.85 SQYDS (83.42%)
AREA UNDER SOLD RESIDENTIAL PLOTS/HOUSES = 47782.98 SQFT = 5309.22 SQYDS (71.10%)
AREA UNDER UNSOLD RESIDENTIAL PLOTS/HOUSES = 19418.64 SQFT = 2157.63 SQYDS (28.90%)
TOTAL NO. OF PLOTS = 53



As per field report of EOMC
S.P. 19.8.14

SOLD RESIDENTIAL AREA SHOWN AS
BUILT UP AREA SHOWN AS

OWNER

Ar. Harpreet Kaur
B.Arch, A.I.I.A., M.C.A., A.I.V.
Reg. No. CA/2007/4070
Valuer Regn. No. A-198
Shop No. 110, (G. F.) Friends Market,
Opp. Bus Stand, Kharar (M) 093160-19368

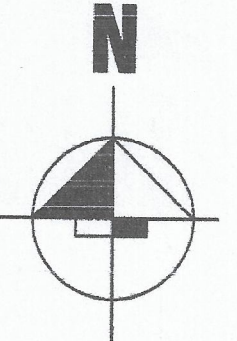
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Date (B-1)

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S.P. 19.8.19

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ARCHITECT

