

From

Deputy Director,

Local Government -Cum-Competent Authority,
Patiala.

To,

Sh. Krishan Gopal Lamba S/o Sh. Om Parkash
Colony G.T.B. Nagar Teh: Kharar Distt. S.A.S. Nagar

No. E.O/ 205

Dated 19/12/14

With reference to your application 295410 dated 31.01.2014 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. Krishan Gopal Lamba S/o Sh. Om Parkash, Colony G.T.B. Nagar Teh: Kharar Distt. S.A.S. Nagar
II)	Fathers Name	
III)	Name of the Colony	Colony G.T.B. Nagar
IV)	Location (Village with H.B No)	Kharar H.B. No. 184
V)	Total area of colony in acres	0.66 Acre or 3200 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.303 Acre (1466.67 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.289 Acre Or (1400 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal- Marla)	0.068 Acre Or (333.33 Sq.yd)
IX)	No of Plots saleable as per layout plan.	27
(X)	Khasra No.	Khewat Khatauni no. 2251/2404 ,2405 khasra no. 14/5/2 (6-0),15/1(5-14),
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	1800 Sq.yd Or (56.25 %)
	a) No of residential plots	27
	b) No of commercial plots/ shops	----
	d) No of plots under any other saleable use	----
XV)	Area under public purpose with %age	1400 Sq.yd Or (43.75 %)
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	1400 Sq.yd Or (43.75 %)
XVIII)	Width of approach road	16'-6"
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	47500/- + 71,300/- Total 1,18,800/-
	In case of payment D.D.No.	323001 323396
	Date	31.01.2014 10.11.2014
		Syndicaet Bank Kharar ,

(D.A/ Approved layout/Service plans)



COMPETENT AUTHORITY

Total fee	
Residential 3200 X 4950 X 2%	3,16,800.00
Commercial	----
50 % Penalty	1.58.400.00
Total	4,75,200.00
Amount paid	1,18,800.00
Balance amount	3,56,400.00

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	1,18,800.00	21,384.00	1,40,184.00		
2	2 nd Installment with in 360 days from date of approval	1,18,800.00	14,256.00	1,33,056.00		
3	3 rd Installment with in 540 days from date of approval	1,18,800.00	7,128.00	1,25,928.00		
	Total	3,56,400.00	42768.00	3,99,168.00		

- 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.

