

Regularization Certificate for an Unauthorized Colony

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

**M/s East Avenue Infracon pvt. Ltd.
S.C.O 1-2, Nirwana Greens-2
Village Khanpur ,Kharar**

Date 25-01-2017

1. 1DDLG/ 3

With reference to your online application no. 487136 dated.2-1-2017 the regularization certificate for the colony, particular of which are given below, is hereby issued under section 4 of " The Punjab Laws (special provixion) Act 2013" .

	Name of the Promoter(s)/ (Individual(s), company, Firm	M/s East Avenue Infracon pvt. Ltd. S.C.O 1-2, Nirwana Greens-2 Village Khanpur ,Kharar
i)	Fathers Name (in case of individuals)	-
ii)	Name of colony (if any)	Nature Huts-3
iv)	Location (village with H.B.No)	H.B No 183
v)	Total area of colony in acres	9498.50 sq yard (1.96acre) & sold 2389.33 (0.49 acre)
vi)	Total area of plots	5575.11 sq yard (1.15 acres)
vii)	Area under common purpose (Acre-kanal-marla)	3923.39 sq yd. (0.81 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	3185.78 sq yd(0.65 acre)
ix)	No.of plots saleable as per layout plan	56
x)	Khasra Nos.	363/1(2-8), 364/1(2-8), 365/1(2-8), 366/1(2-4.5)
xi)	Type of colony (Resi/comm/ind)	Residential
xii)	Year of establishment of colony	after 17-8-2007
xiii)	Detail of purchase of land as per registered sale deed and registered agreement to sell by the Promoter B) Detail of the land purchased by the promoter.	As per Annexure A Attached

Detail of land sold through sale deed/Agreement to sell by the promoter.

As per Annexure B Attached.

xiv)	Saleable area with %age c) No. of saleable plots d) No. of commercial plots e)No. of industrial plots f) No. of plots under any other saleable use.	5575.11 sq yard (58.69%) 56 - - -
xv)	Area under Public purpose with % age	3923.39 (41.30%)
xvi)	Public facilities provides in the colony, if any	

[Handwritten Signature]
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	g) No. of parks/open spaces & community club with area.	605.11 (6.37%)
	h) No. of schools with area	-
	i) No. of community centre with area	-
	j) STP	-
	k) water works and OHSR	-
	l) Dispensary / health centre	-
	m) any other public use.	-
	Area under roads and park with %age	3923.39 sq yd (41.30%)
	width of approach road	60'-0
	width of internal road(mention range of width i.e 20'-40' etc)	35'-0
	Mode of payment received	By installment
	Demand draft/Cash	Demand draft
i)	Fees / charges received	Rs.500000.00
iii)	In case of payment by	D.D no 582015 dated 2-1-17
iv)	Name of Drawee Bank	SBI

D.A/ Approved layout)

95/11/17.
 Competent Authority
 Cum-Regional Deputy Director
 Local Govt. Patiala.

Residential Fee	9499 x 4400 x 4%	Rs 1671824.00
25% amount		Rs.417956.00
Amount paid		Rs. 500000.00
Balance payable		Rs. 1171824.00

Payment Schedule of Rs. 1171824.00

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
1	1st installment within 180 days from date of approval	390608.00	70310.00	460918.00
2	2nd installment within 360 days from date of approval	390608.00	46873.00	437481.00
3	3rd installment within 540 days from date of approval	390608.00	23437.00	414045.00
	Total	1171824.00	140620.00	1312444.00

Note:1) No separate notice shall be issued for the payment of installments.

- 2) Executive officer vide letter no. 1535 dated 23-1-2017 had informed to this office that 25% fee 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.

This Regularization Certificate is granted subject to the decision of C.W.P No 4018 of 2012 (Gurdeep Kaur vs state of punjab & others) pending in the Hon'ble High Court.

That the certificate is issued as per the recommdation of Executive officer, STP.

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.

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Competent Authority
Cum-Regional Deputy Director
Local Govt. Patiala.

This certificate is subject to the verification f the information and the bank aft submitted by the applicant. In case the information provided by the applicant is und false/ incorrect at any stage, the compounding of the offence shall stand ithdrawn and penal action against the applicant shall be initiated.

Dated:

Endst. No. 1DDLG/

A copy of the above is forwarded to the Executive officer, Municipal Council Kharar with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately.

25/11/17
Competent Authority
Deputy Director Cum-
Cum-Regional Deputy Director
Competent Authority
Local Govt. Patiala
Local Government patiala

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LAYOUT PLAN FOR THE RESIDENTIAL COLONY "NATURE HUTS - 3" AT RAKBA KHANPUR, TEHSIL KHARAR, DISTT. S.A.S. NAGAR, (PB)

DETAIL OF AREA

GROSS TOTAL LAND AREA = 85486.5 SQ.FT. (OR) 9498.5 SQ.YDS.
 ROAD WIDENING = 2153.25 SQ.FT. OR 239.25 SQ.YDS.
 NET AREA AFTER ROAD WIDENING = 83333.25 SQ.FT. OR 9259.25 SQ.YDS.
 AREA OF RESIDENTIAL PLOTS = 50176 SQ.FT. OR 5575.11 SQ.YDS. (58.69%)
 AREA OF ROADS = 29864.5 SQ.FT. OR 3318.2% SQ.YDS. (34.93%)
 AREA OF PARKS = 5446 SQ.FT. OR 605.11 SQ.YDS. (6.37%)
 AREA OF SOLD PLOTS = 21504 SQ.FT. OR 2389.33 SQ.YDS (42.86%)
 AREA OF UNSOLD PLOTS = 28672 SQ.FT. OR 3185.78 SQ.YDS (57.14%)
 NO. OF PLOTS = 56
 NO. OF SOLD PLOTS = 24

AREA STATEMENT

PLOT NO.	NOS.	SIZE	PLOT AREA (SQ.YD.)	TOTAL AREA (SQ.YD.)
1-56	56	28'-0" x 32'-0"	99.56 SQ.YD.	5575.11 SQ.YD.
		TOTAL		5575.11 SQ.YD.

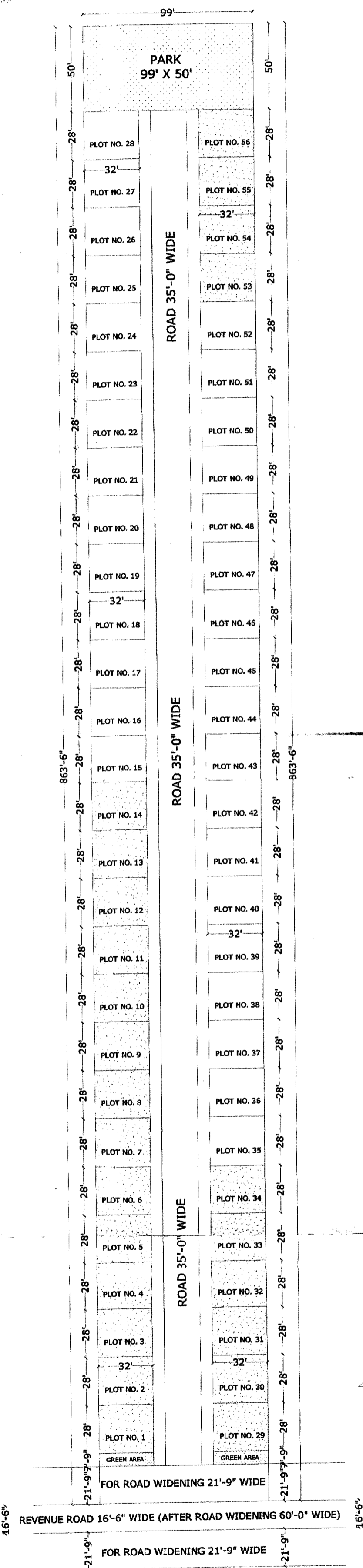
BUILT UP SHOW
SOLD PLOT SHOW

For East Avenue Infracon Pvt. Ltd.
OWNER
 Director
M/S EAST AVENUE INFRACON PVT. LTD.

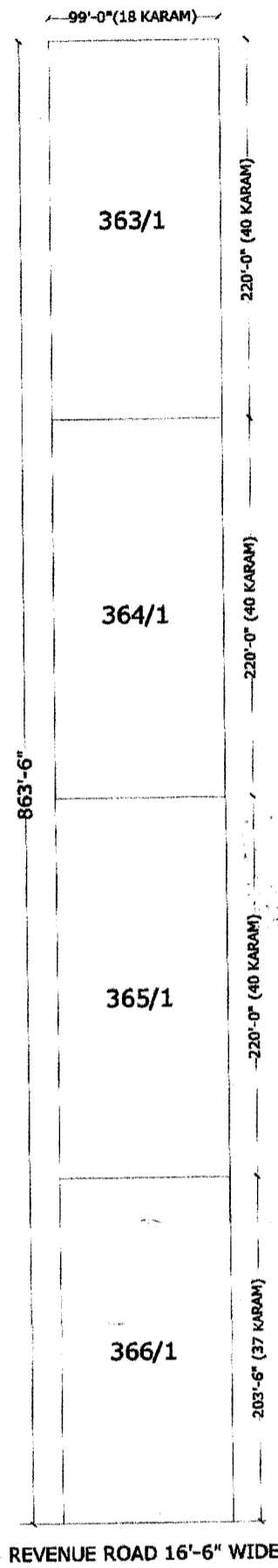
ARCHITECT

Asstt. Municipal Engineer
 Municipal Council
 Kharar

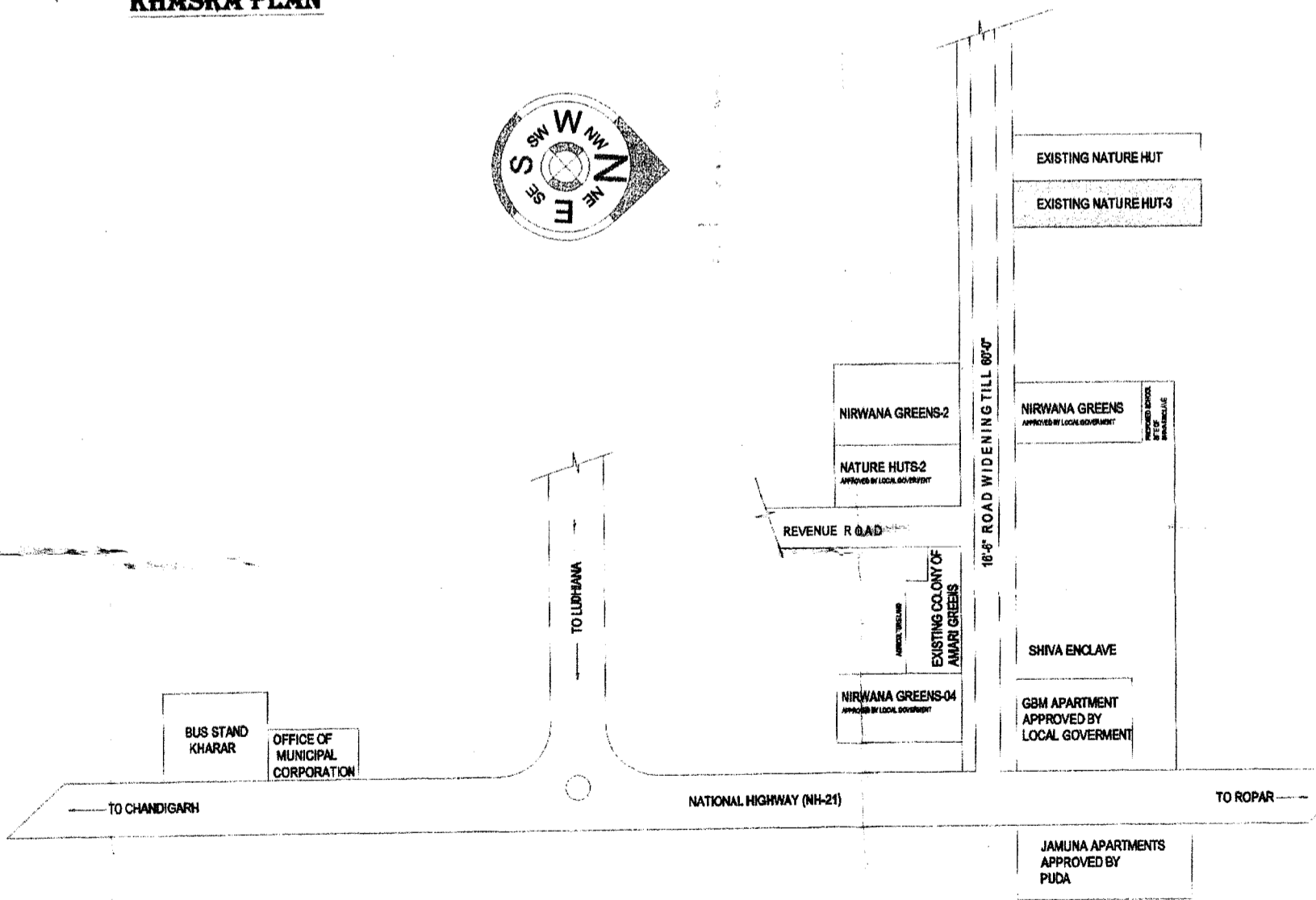
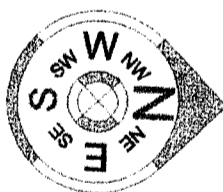
ਕਾਰਜ ਸਮਝਦ ਮਿਲਦਗਰ
 ਨਗਰ ਕੌਮਲ, ਖਰੜ



LAYOUT PLAN



KHASRA PLAN



LOCATION PLAN

As per field report of G.S.M.C

Signature
 Cum-Regional Deputy Director
 Local Govt. Patiala.