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## Regularization Certificate for an Unauthorized Colony

From

Competent Authority,  
Cum -Deputy Director  
Local Government  
Patiala,

To

Sh Gurjant Singh s/o Sawaran Singh  
Smt Kuldeep Kaur, Sh Balwinder Singh,  
Dalbir Singh S/o Sh Sher Singh  
Gian Singh s/o Sh Balwant Singh  
K .Soni Builders and Promoters through Director Sh Ved Prakash  
**TRICITY HOMES**  
No 1DDLG/ 67

Date 9-11-15

With reference to your on line application no 462112 dated 30.1.2015 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, 2014".

i)	Name of the Promoter(s) / (Individual(s), Company, Firm)	Sh Gurjant Singh , Smt Kuldeep Kaur, Sh Balwinder Singh, Dalbir Singh, Gian Singh, Sh Ved Prakash Director K .Soni Builders and Promoters
ii)	Father's Name ( in Case of individuals)	Sawaran Singh , Sher Singh, Sh Balwant Singh
iii)	Name of Colony (if any)	TRICITY HOMES
iv)	Location (Village with H.B No)	Vill. chajjaumajra H.B no 33
v)	Total area of Colony in acres	2986.16 sq yd (0.61 Acre)
vi)	Area Sold ( acre- kanal- Marla)	2066.27 Sq.yds(0.42 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	919.88 Sq.yds (0.19Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	Nil
ix)	No. of plots saleable as per layout plan.	19
	Plots sold	All(11 built up)
x)	Khasra No's	Khewat/Khatauni no 62/80 Khasra no 15//34(6-19), Khewat/Khatauni no 196/261 Khasra no 15//18(3-2)
xi)	Type of colony (Resi / Indl / 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 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 a) No. of residential Plots b) No. of Commercial Plots / shops c) No. of industrial plots d) No. of plots under any other saleable use	2066.27 Sq.yds (69.19%) 19 Nil NIL NIL
xv)	Area under Public Purpose with %	919.88 Sq.yds (30.81%)
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. community centre with area d) STP e) water works and OHSR f) Dispensary/ health centre g) Any other Public use	2 NIL NIL NIL Nil Nil
xvii)	Area under roads and parking with % age	770.41Sq.yds (25.81%)
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 <input type="checkbox"/> Rent <input type="checkbox"/> Lump Sum <input type="checkbox"/>	
xxi)	Demand Draft / Cash	Demand Draft
xxii)	Fees / Charges Received	Rs 60,000/- Rs 88,000/-
xxiii)	In case of Payment by`	Deposited by D.D no060083 Dt. 30.1.2015 . D.D no 339530 dt 26.10.2015
xxiv)	Name of Drawee Bank	Andhara bank , Chd.

( D.A / Approved Layout )

  
Competent Authority


**TOTAL FEE**

Residential fee 2987 X 4950 X4%	=	Rs 5,91,426/-
As per policy dated 28.10.2014		
Composition fee per acre		
4950 X 4840 X4%	=	Rs 9,58,320/-per Acre
0.61714Acre X 958320/-	=	Rs 5,91,426/-
Total Fee	=	Rs 5,91,426/-
25% Fees	=	Rs 1,47,857/-
Amount Paid	=	Rs 1,48,000/-
Balance Payable	=	Rs 4,43,426/--

Payment Schedule of remaining amount i.e Rs 4,43,426/-

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 <sup>st</sup> Installment Within 180 Days From the date of Approval	147809	26606/-	174415/-
2	2 <sup>nd</sup> Installment Within 360 Days From the date of Approval	147809	17737/-	165546/-
3	3 <sup>rd</sup> Instilment With in 540 Days From the date of Approval	147808	8868/-	156676/-
	Total	443426/-	53211/-	496637/-

- 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 and 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 Regularisation 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 . In case the information provided by the applicant is found false / incorrect at any stage, the compounding of the offence shall stand withdrawn and penal action against the applicant shall be initiated.

Endst No -1DDLG/ 68

Dated 9-11-15

A copy of the above is forwarded to the Executive officer, M.C Kharar , in continuation of its office letter no 721 dated 18.9.15 with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately. Building fees of the built up plots be collected as per policy / bye laws.

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

**LAYOUT PLAN FOR  
"TRI CITY HOMES"  
AT RAKBA-CHAJJU MAJRA  
TEHSIL-KHARAR  
DISTT. S.A.S.NAGAR**

**DETAIL OF AREA**

TOTAL LAND AREA=26875.50 SQFT  
= 2986.16 SQYDS = 0.61 ACRES  
AREA UNDER PLOTS = 18596.50 SQ.FT.  
=2066.27 SQYDS(69.19%)  
AREA UNDER ROADS = 6933.70 SQFT  
=770.41SQYDS (25.81%)  
AREA UNDER PARKS  
= 1345.30 SQFT =149.47 SQYDS (5.00%)  
AREA UNDER SOLD PLOTS = 18596.50 SQFT  
=2066.27 SQYDS(100%)

TOTAL NO. OF PLOTS = 19  
SOLD RESIDENTIAL AREA SHOWN AS

*[Signature]*  
Municipal Engineer  
Municipal Council  
Kharar

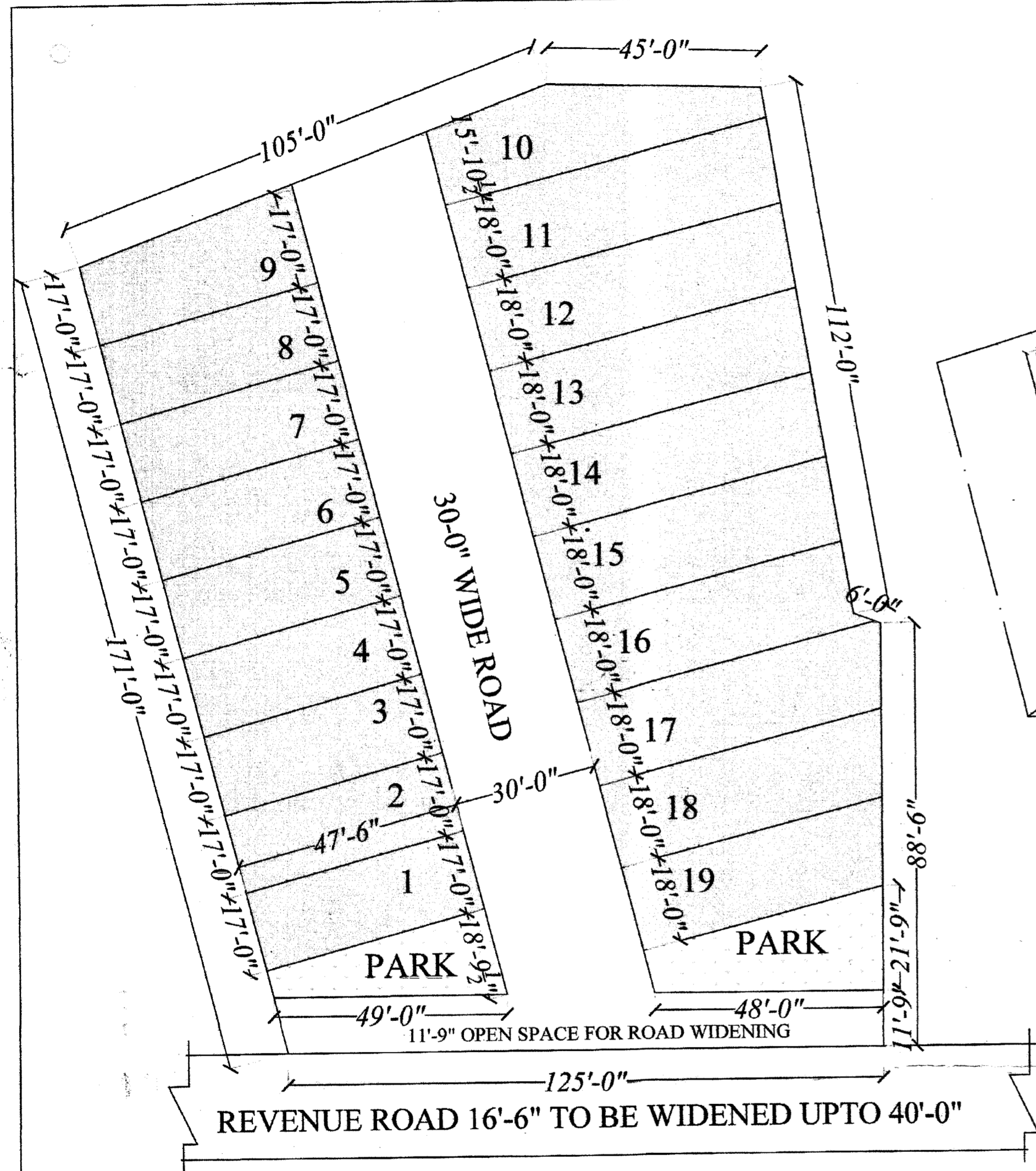
*[Signature]*  
Municipal Engineer  
Municipal Council  
Kharar

*[Signature]*  
Executive Officer  
Municipal Council  
Kharar

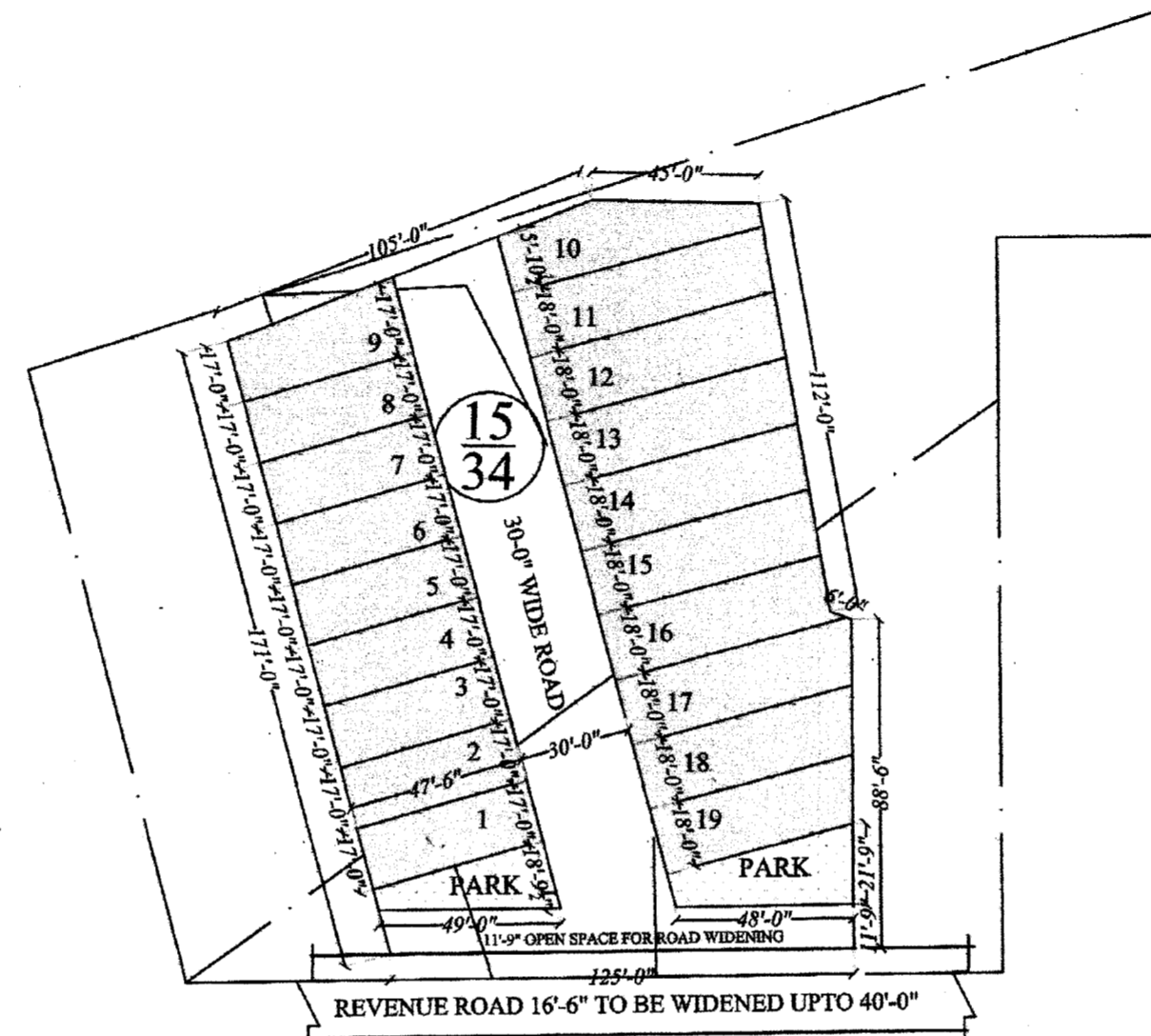
*[Signature]*  
OWNER

*[Signature]*  
Ar. Harpreet Kaur  
B.Arch, A.I.T.A., M.C.A., A.I.V.  
Approved by Municipal Council Kharar  
Reg. No. CA/2015/49704  
Valuer Registration No. 19899  
Mobile: 093160-19368  
**ARCHITECT**

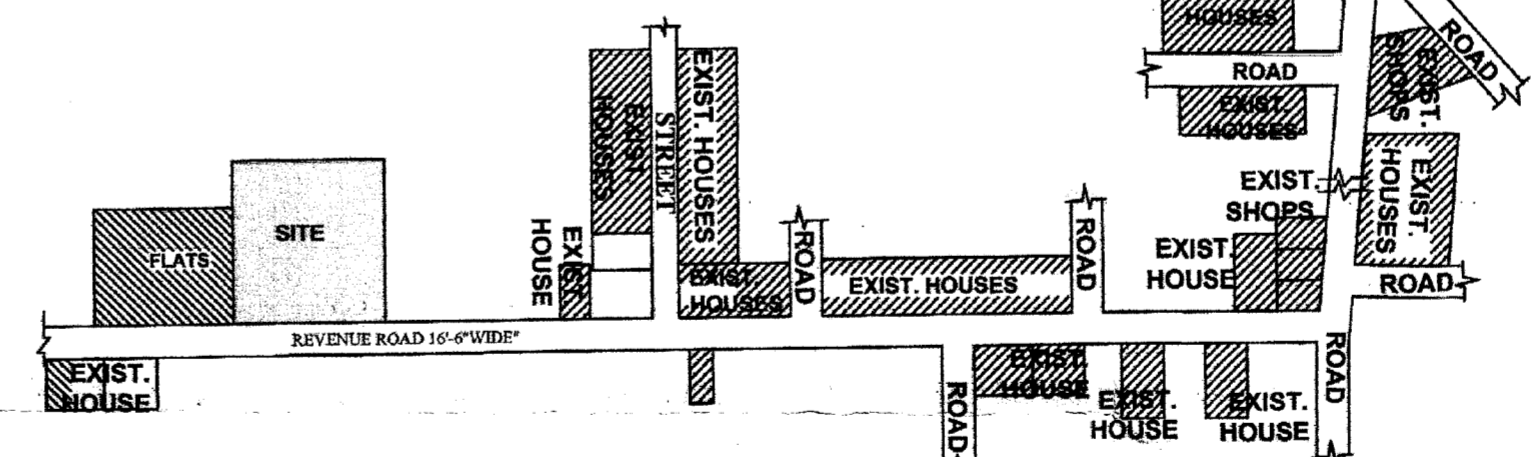
*[Signature]*  
ਸੂਚੀ ਅਤੇ ਇੰਜੀਨੀਅਰ  
ਨਗਰ ਕੌਂਸਲ ਖਰੜ।



**LAYOUT PLAN**



**KHASRA PLAN**



**LOCATION PLAN**

