

From

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

To,

1. Pawan Kumar Nanda S/o Krishan Kumar ,2. Kuldeep Singh S/o Iqbal Singh ,3. Pawan Kumar S/o Amrik Singh, 4. Gurinder Pal Singh S/o Karnail Singh,5. Devinder Singh S/o Karnail Singh, 6. Bhadar Singh S/o Hardev singh,7. Pushpinder Singh S/o Hari Singh ,8. Sanjeev Verma S/o Gian Chand,9. Navtej Singh S/o Malkit Singh,10.Mohinder pal Singh S/o Amrik Singh,11.Jatinder Kapoor S/o Surinder kapoor,12.Premjit Singh S/o Amar Singh,13.Narinder Singh S/o Bakshish Singh,14. Ajit Pal Singh S/o Sh. Jaswinder Singh,15. Major Singh S/o Sh. Gurmail Singh,16. Sh. Jaswinder Singh S/o Jasdev Singh,17. Smt. Ravinder Kaur D/o Ajmar Singh,18. Sh. Jatinder Pal Singh S/o Ajit Singh, Smt. Amarjit Kaur Gill D/o Sh. Ajmer Singh, Sh. Jaswinder Singh S/o Jasdev Singh
Ajit Colony Teh: Kharar Distt. S.A.S. Nagar

No. E.O/ 186

Dated 5/11/2014

With reference to your application 278893 dated 29.12.2013 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	Pawan Kumar Nanda S/o Krishan Kumar ,2. Kuldeep Singh S/o Iqbal Singh ,3. Pawan Kumar S/o Amrik Singh, 4. Gurinder Pal Singh S/o Karnail Singh,5. Devinder Singh S/o Karnail Singh, 6. Bhadar Singh S/o Hardev singh,7. Pushpinder Singh S/o Hari Singh ,8. Sanjeev Verma S/o Gian Chand,9. Navtej Singh S/o Malkit Singh,10.Mohinder pal Singh S/o Amrik Singh,11.Jatinder Kapoor S/o Surinder kapoor,12.Premjit Singh S/o Amar Singh,13.Narinder Singh S/o Bakshish Singh,14. Ajit Pal Singh S/o Sh. Jaswinder Singh,15. Major Singh S/o Sh. Gurmail Singh,16. Sh. Jaswinder Singh S/o Jasdev Singh,17. Smt. Ravinder Kaur D/o Ajmar Singh,18. Sh. Jatinder Pal Singh S/o Ajit Singh, Smt. Amarjit Kaur Gill D/o Sh. Ajmer Singh, Sh. Jaswinder Singh S/o Jasdev Singh
II)	Fathers Name	
III)	Name of the Colony	Ajit Colony
IV)	Location (Village with H.B No)	Kharar, Badala Naya Shehar H.B. No. 184, 188
V)	Total area of colony in acres	11.55 Acre or (55915.96) Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	5.770 Acre (27927.29 Sq. Yrd.)

VII)	Area under common purpose(Acre-Kanal-Marla)	4.586 Acre Or (22198.18 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	1.196 Acre Or (5790.48 Sq.yd)
IX)	No of Plots saleable as per layout plan.	346
(X)	Khasra No.	As Per Annexure -A Attached
XI)	Type of colony (resi./ind./comm.)	Residential/Commercial
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. No.	Registered sale deed Area/Khasra No/ Date & Number	Registered Agreement 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. No.	Registered sale deed Area/Khasra no/ Date & Number	Registered Agreement Area/ Khasra no/ Date & Number Total area to sell

As per Annexure attached (B)

XIV)	Saleable area with % age a) No of residential plots b) No of commercial plots/ shops d) No of plots under any other saleable use	33717.77 Sq.yd Or (60.30 %) 337 09 -----
XV)	Area under public purpose with %age	22198.18 Sq.yd Or (39.70 %)
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	22198.18 Sq.yd Or (39.70 %)
XVIII)	Width of approach road	20'-30'
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	2,19,450/- +9,00,000/-+8,00,000/-+ 2,29,359/- Total 21,48,809/-
	In case of payment	D.D.No. 322742, 203740, 323096, 323378 Date 23.09.2013 11.04.2014, 12.04.2014, 29.10.2014 Syndicate Bank Kharar

(D.A/ Approved layout/Service plans)

COMPETENT AUTHORITY

Total fee		
Residential	55603.74 X 4950 X 2%	55,04,796.00
Commercial	313 X 12000 X 6%	2,25,360.00
Total		57,30,156.00
50 % Penalty		28,65,078.00
Total		85,95,234.00 7162695
Amount paid		21,48,809.00
Balance amount		64,46,425.00 5013886

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	21,48,808.00 1671295	3,86,786.00	25,35,594.00	
2	2 nd Installment with in 360 days from date of approval	21,48,808.00 1671295	2,57,857.00	24,06,665.00	
3	3 rd Installment with in 540 days from date of approval	21,48,809.00 1671295	1,28,929.00	22,77,738.00	
	Total	64,46,425.00 5013886	7,73,572.00	72,19,997.00	

- 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.

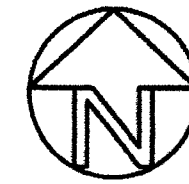
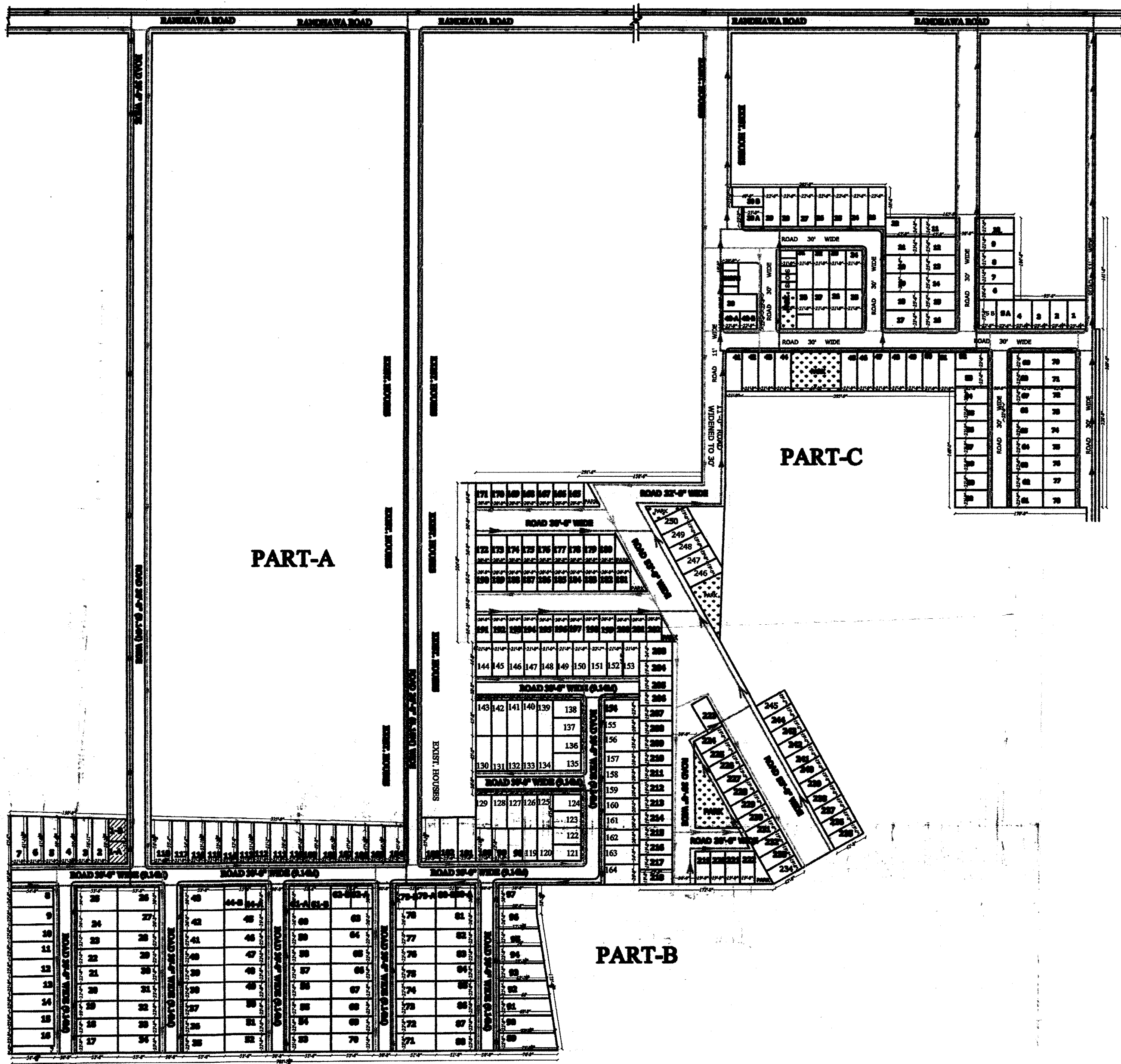
COMPETENT AUTHORITY

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.

received
Puh (R-1)

LAYOUT PLAN FOR " AJIT COLONY " AT RANDHAWA ROAD, KHARAR, TEHSIL-KHARAR, DISTT.S.A.S.NAGAR

DETAIL OF AREA



SEWERAGE SHOWN AS 
 WATER SUPPLY SHOWN AS 

Narinder Singh
 Lawrence Kumar
OWNER

Ar. Harpreet Kaur
 B.Arch, A.I.A., M.C.A., A.I.V.
 Reg. No. CA/2007/40704
 Valuer Regn. No. A-19899
 Shop No. 110, (G.F.) Friends Market,
 Opp. Bus Stand, Kharar (M) 093160-19368

ARCHITECT

SERVICE PLAN