

## Regularization Certificate for an Unauthorized Colony

From

Competent Authority,  
Cum -Deputy Director  
Local Government  
Patiala,

To

**M/S Best Homes Promoters & Builders Pvt Ltd .**  
**NH21, Near Basan wali chungi, Chandigarh road**  
**Kharar.**  
**BEST HOMZ**  
1DDLG/ 59

Date 5/10/15

With reference to your on line application no 454608 dated 27.1.2015 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)    | M/S Best Homz Pvt Ltd  |
| ii)   | Father's Name ( in Case of individuals)                     | -  |
| iii)  | Name of Colony (if any)                                     | <b>BEST HOMZ</b>   |
| iv)   | Location (Village with H.B No)                              | <b>Kharar<br/>H.B NO- 184</b>  |
| v)    | Total area of Colony in acres                               | <b>13005.74 Sq.yds (2.68 Acre)</b>   |
| vi)   | Area Sold ( acre- kanal- Marla)                             | <b>4132.47 Sq.yds (0.85 Acre)</b>  |
| vii)  | Area under common purpose (acre-kanal- Marla)               | <b>5859.4 Sq.yds (1.21Acre)</b>  |
| viii) | Saleable area still with the promoter (Acre- Kanal - Marla) | <b>3013.74 sq yd (0.62 Acre)</b>   |
| ix)   | No. of plots saleable as per layout plan.                   | <b>67, Residential</b>   |
|       | Plots sold  | <b>35. &amp; Built up</b>  |
| x)    | Khasra No's   | khasra no<br>43//16/1(3-0), 44//20/2(2-8), 21/1(2-2),<br>21/2/2(1-6), 21/2/1(0-8), 43//25/2/2(0-11),<br>44//31(0-7), 30/1(0-9),20/1(1-8),21/3(2-15),<br>30/2(0-15), 43//25/2/1(4-3) 43//25/3/2(0-7),<br>43//15/2/1(4-7) 43//15/2/3(3-9), 44//11/2/2(0-19)<br>43//15/2/2(0-4), 44//11/2/1(0-3) 44//11/3(7-3),<br>12/1/1(1-2), 43//3/2(0-14), 6(6-12), 7(7-9),13/1(1-18),<br>8(7-16), 14/1(4-17), 15/1(1-2), 44//1/2(0-3),<br>10/2(3-0), 11/1(0-8) |
| xi)   | Type of colony (Resi / Indl / Comm.)                        | <b>Residential</b>   |
| xii)  | Year of establishment of the colony                         | <b>After 17.08.2007</b>  |

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

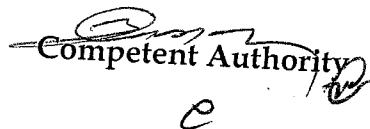
**As per annexure A Attached**

Detail of Land Sold Through sale deed / Agreement to sell by the Promoter.

As per annexure B Attached

|        |   |  |
|--------|---|--|
| xiv)   | Saleable area with % age<br>e) No. of residential Plots<br>f) No. of Commercial Plots / shops<br>g) No. of industrial plots<br>h) No. of plots under any other saleable use   | 7146.21 Sq.yd(54.95%)<br>67<br>NIL<br>NIL  |
| xv)    | Area under Public Purpose with %  | 5859.4 Sq.yds (45.05%)   |
| xvi)   | Public facilities provides in the colony, if any<br>h) No. of parks / open spaces with area<br>i) No. of schools with area<br>j) No. community centre with area<br>k) STP<br>l) water works and OHSR<br>m) Dispensary/ health centre<br>n) Any other Public use | one<br>NIL<br>NIL<br>Nil<br>Nil  |
| xvii)  | Area under roads and parking with % age   | 5196.79 Sq.yds   |
| xviii) | Width of approach road  | 22'  |
| xix)   | Width of Internal roads ( Mention rang of width i.e. 20' - 40' etc)   | 40 & ,35'  |
| 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 7,50,000/-  |
| xxiii) | In case of Payment by`  | Deposited by<br>D.D no960837<br>Dt. 27.1.2015  |
| xxiv)  | Name of Drawee Bank   | PNB bank.  |

( D.A/ Approved Layout )

  
Competent Authority

**TOTAL FEE**

|                                     |   |                       |
|-------------------------------------|---|-----------------------|
| Residential Fee 13005.74 X 4950 X4% | = | Rs 25,75,137/-        |
| As per policy dated 28.10.2014      |   |                       |
| Composition fee per acre            |   |                       |
| 4950 X 4840 X4%                     | = | Rs 9,58,320/-per Acre |
| 2.6871Acre X 958320/-               | = | Rs 25,75,137/-        |
| Total Fee                           | = | Rs 25,75,137/-        |
| 25% Fees                            | = | Rs 6,43,784/-         |
| Amount Paid ✓                       | = | Rs 7,50,000/-         |
| Balance Payable                     | = | Rs 18,25,137/-        |

**Payment Schedule of remaining amount i.e Rs 18,25,137**

| Sr. No | Installments  | Amount      | Interest 12 % Per Annum | Total Amount |
|--------|---|-------------|-------------------------|--------------|
| 1      | 1 <sup>st</sup> Installment<br>Within 180 Days From<br>the date of Approval | 608379/-    | 109508/-                | 717887/-     |
| 2      | 2 <sup>nd</sup> Installment<br>Within 360 Days From<br>the date of Approval | 608379/-    | 73005/-                 | 681384/-     |
| 3      | 3 <sup>rd</sup> Instalment<br>With in 540 Days From<br>the date of Approval | 608379/-    | 36502/-                 | 644881/-     |
|        | Total   | 18,25,137/- | 219015/-                | 20,44,152/-  |

- 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 and agreement b/w the land owner and plot holder are 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.
- 5) As per lay out plan area of the above said colony applied is 13005.74 sq yd to which M/S BEST HOMES PROMOTERS & BUILDERS PVT LTd through Authorised Signatory Sh Surinder saluja s/o Charan Dass has given his consent vide affidavit dated 24.1.2015 . In consideration thereof approval is being accorded to the colony measuring 13005.74 sqyd with the understanding that no subsequent request from the colonizer for extending the said area will be entertained in future.

*[Signature]*  
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/ 60

Dated 5.10.15

A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar in continuation of its office letter no 699 dated 15.9.15 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer , (Municipal Council , Zirakpur) vide its office letter no 2922 dated 30.9.2015 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 deposited as per rules/byelaws.

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

**LAYOUT PLAN FOR THE RESIDENTIAL COLONY "BEST HOMZ" AT SWARAJ NAGAR KHARAR, TEH. KHARAR, DISTT. S.A.S. NAGAR,(PB)**

**DETAIL OF AREA**

**RESIDENTIAL**  
 TOTAL LAND AREA = 117051.69 SQ.FT. OR 13005.74 SQ.YDS.  
 AREA UNDER RESIDENTIAL PLOTS = 64315.96 SQ.FT. OR 7146.21 SQ.YDS. (54.95%)  
 AREA OF ROADS = 46771.19 SQ.FT. OR 5196.79 SQ.YDS. (39.96%)  
 AREA OF PARKS = 5964.56 SQ.FT. OR 662.73 SQ.YDS. (5.09%)  
 AREA OF SOLD PLOTS = 37192.23 SQ.FT. OR 4132.47 SQ.YDS (57.83 %)  
 AREA OF UNSOLD PLOTS = 27123.73 SQ.FT. OR 3013.74 SQ.YDS (42.17%)  
 TOTAL PLOTS = 67 NOS.

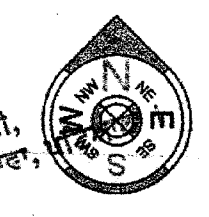
Junior Engineer  
M.C. Kharar

Asstt. Municipal Engineer  
Municipal Council  
Kharar

Municipal Engineer  
Municipal Council  
Kharar

ਕਰਾਰ ਮੁਕੱਦਮੇ  
ਕਾਰਜ ਸਾਧਕ ਅਫ਼ਸਰ  
ਕਰਾਰ ਕੌਮਲ ਖਰਾਰ

ਮਿਸਟਰ ਡਾਕਟਰ  
ਕਮ-ਕੋਮਪੋਜ਼ਿਟ ਸਵਾਰਜੀ,  
ਕਾਰਜੀ ਸਵਾਰਜ ਸੰਸਥਾ,  
ਮੁਕਤਸਰ



As per field report of some  
A.I.V.  
29/11/15  
Ham

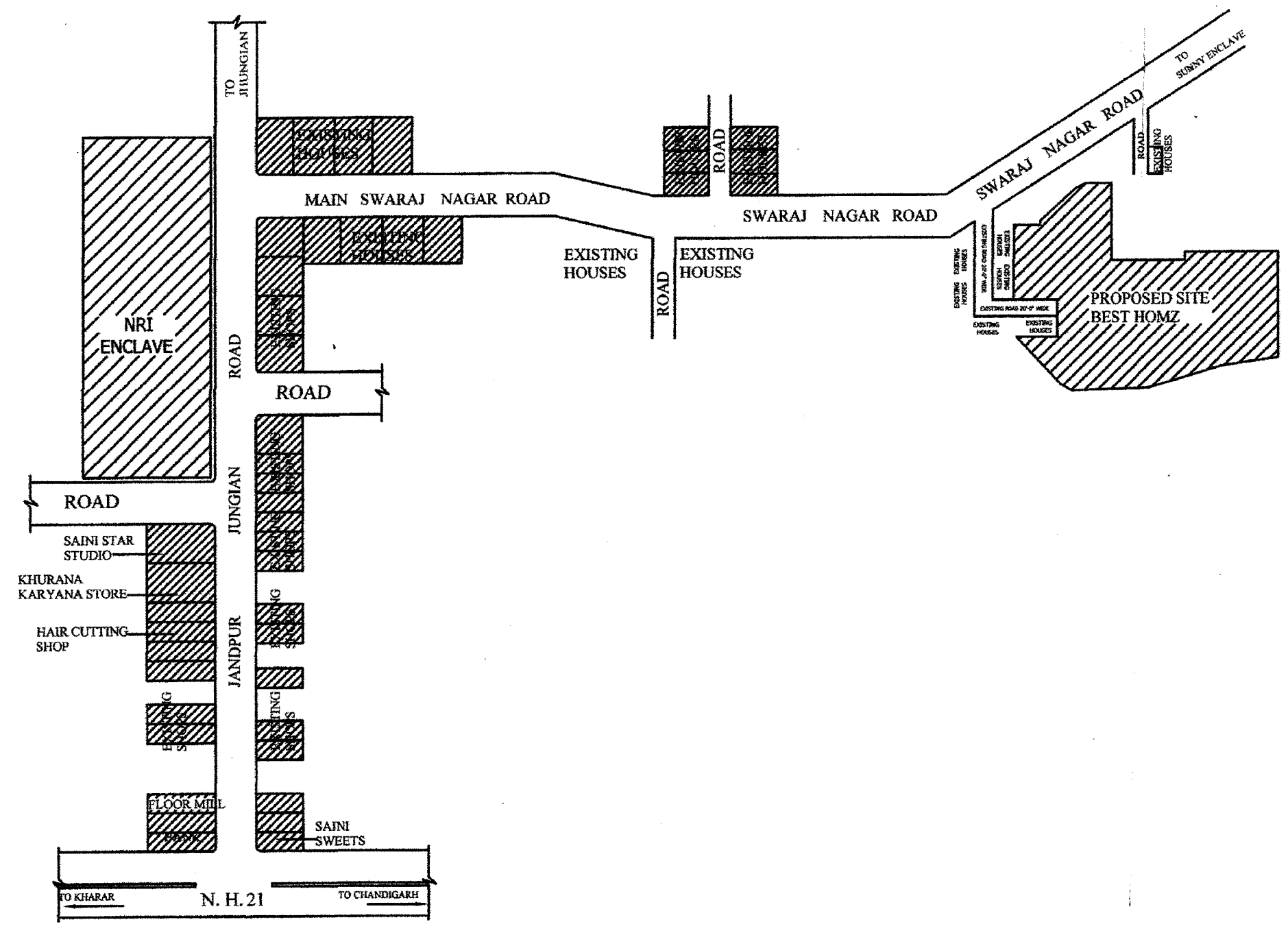
|  |                |  |          |
|--|----------------|--|----------|
|  | SOLD PLOT SHOW |  | BUILT UP |
|--|----------------|--|----------|

Best Homz Promoters And  
Builders Private Limited  
*Shahid*  
Director  
Authorised sign

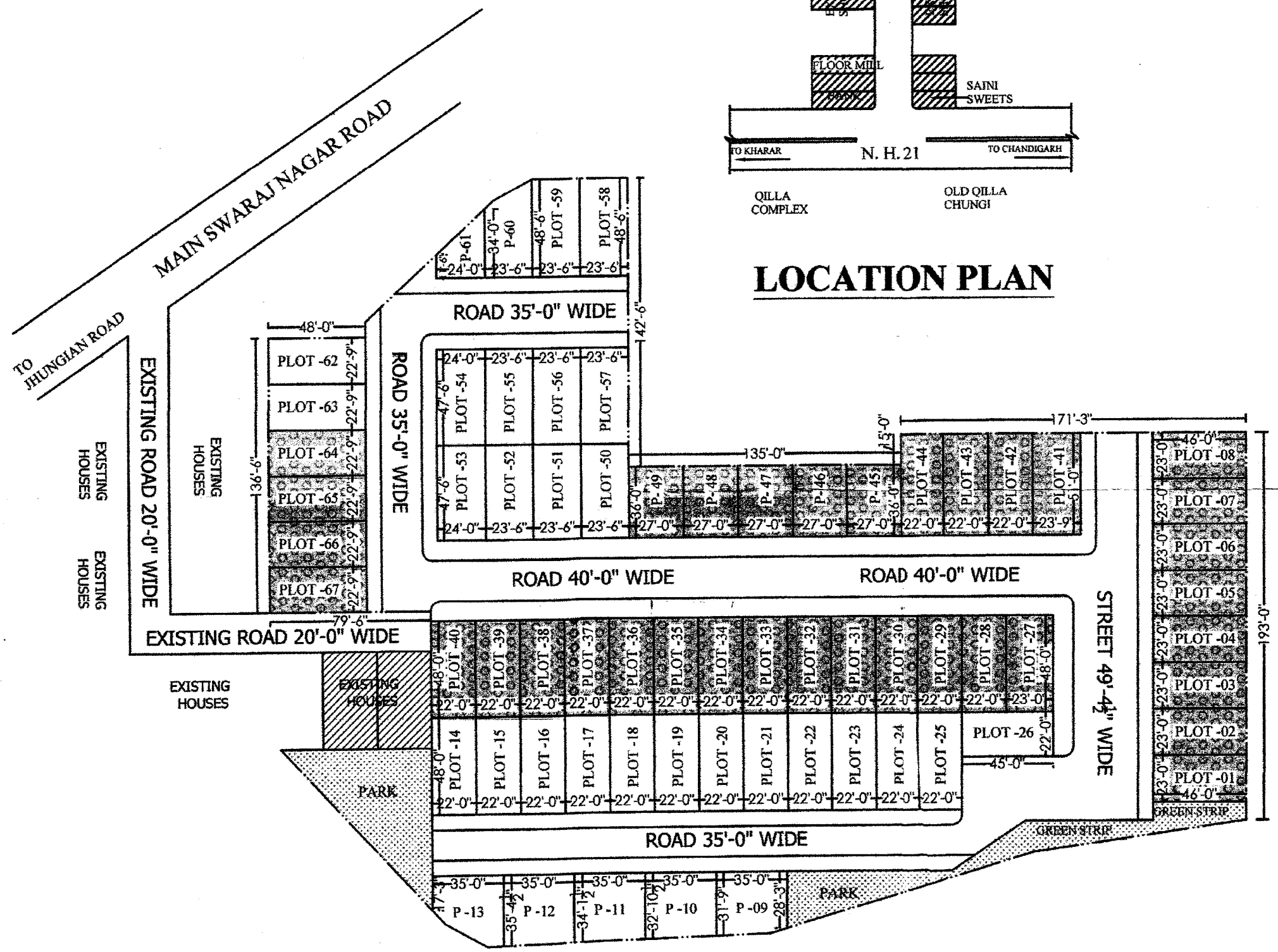
*Shahid*  
Rt-1  
Ph: 96763-5100  
Email: kamalbunji@shico.com  
**ARCHITECT**

| AREA CUM PLOT NO.           | RESIDENTIAL | AREA(SQ.FT.)    | AREA(SQ.YDS.)  |
|-----------------------------|-------------|-----------------|----------------|
| 1 P-62                      | 1           | 4556.00         | 506.67         |
| 2 P-60                      | 1           | 1050.00         | 116.87         |
| 3 P-59                      | 1           | 1130.00         | 123.66         |
| 4 P-61                      | 1           | 1172.50         | 127.26         |
| 5 P-63                      | 1           | 224.25          | 24.54          |
| 6 P-65                      | 1           | 1052.66         | 114.74         |
| 7 P-64 (to 25)              | 22          | 12672.00        | 1380.00        |
| 8 P-66                      | 1           | 900.00          | 97.50          |
| 9 P-27                      | 1           | 1394.00         | 150.67         |
| 10 P-68 (to 68)             | 13          | 13720.00        | 1483.33        |
| 11 P-69                     | 1           | 1211.25         | 131.58         |
| 12 P-67 (to 68)             | 13          | 1366.00         | 147.00         |
| 13 P-65 (to 68)             | 5           | 4863.00         | 524.00         |
| 14 P-62 (to 52), (53 to 57) | 6           | 6687.50         | 724.17         |
| 15 P-55,54                  | 2           | 2280.00         | 246.66         |
| 16 P-68, 59                 | 2           | 1270.00         | 137.28         |
| 17 P-60                     | 1           | 963.57          | 104.71         |
| 18 P-62                     | 1           | 540.00          | 58.33          |
| 19 P-62 (to 53)             | 6           | 6532.00         | 704.00         |
| <b>Total</b>                | <b>67</b>   | <b>64315.96</b> | <b>7146.21</b> |

| NO.            | AREA(SQ.FT.) | AREA(SQ.YDS.) |
|----------------|--------------|---------------|
| 23 RESIDENTIAL | 64315.96     | 7146.21       |
| 24 GREEN AREA  | 5964.56      | 646.73        |
| 25 ROAD AREA   | 46771.19     | 5196.80       |
| 26             |              |               |
| 27 SITE AREA   | 117051.69    | 13005.74      |
| 28             |              |               |



**LOCATION PLAN**



**COLONY LAYOUT PLAN**