

Regularization Certificate for an Unauthorized Colony

From

Competent Authority,
Cum-Deputy Director
Local Government Patiala.

To

Sh. Sukhwinder singh s/o Sh. Nasib Singh,
Vill. Badali, Kharar.

No. 1DDLG/39

Date 11/6/17

With reference to your online application no. 245196 dated.23-11-2013 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 2014" .

i)	Name of the Promoter(s)/ (Individual(s), company, Firm	Sh. Sukhwinder singh
ii)	Fathers Name (in case of individuals)	Sh. Nasib Singh
iii)	Name of colony (if any)	Brother Enclave, Kharar
iv)	Location (village with H.B.No)	H.B No 71
v)	Total area of colony in acres	5681.77 sq yard (1.17 acre)
vi)	Area sold (Acre-kanal-marla)	1772.54 sq yard (0.37 acre)
vii)	Area under common purpose (Acre-kanal-marla)	1632.93 sq yd. (0.33 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	2276.03 sq yd. (0.47 acre)
ix)	No.of plots saleable as per layout plan	32 Residential & 8 commercial including built up 10
x)	Khasra Nos.	Attached annexure A
xi)	Type of colony (Resi/comm/ind)	Residential & comercial
xii)	Year of establishment of colony	After 17-8-2007
xiii)	Detail of purchase of land as per registrered sale deed and registered agreement to sell by the Promoter B) Detail of the land purchased by the promoter.	Khewat/khatoni no. 522/543 khasra no.47//16(6-0), 17/1/1(3-8)

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

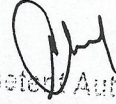
As per Annexure B attached

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.	4048.48 sq yard (71.26%) 32 residential 8 - -
xv)	Area under Public purpose with % age	1632.93 (28.74%)
xvi)	Public facilities provides in the colony, if any g) No. of parks/open . h) No. of schools with area	- -

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	i) No. of community centre with area j) STP k) water works and OHSR l) Dispensary / health centre m) any other public use.	- - - -
xvii)	Area under roads with %age	1632.93 sq yd (28.74%)
xviii)	width of approach road	20'-0
xix)	width of internal road(mention range of width i.e 20'-40' etc)	20-0
xx)	Mode of payment received	By installment
xxi)	Demand draft/Cash	Demand draft
xxii)	Fees / charges received	Rs.203355.00
xxiii)	In case of payment by	D.D no 210205 dated 17-9-13, 072358 dated 2-12-2015 & 072810 dated 9-2-17
xxiv)	Name of Drawee Bank	Union Bank of india

D.A/ Approved layout)


 Competent Authority
 Competent Authority Director
 Local Govt. Patiala.

Residential Fee	5245.19x4950x2%	Rs 519274.00
commercial fee	436.58X4950X6%	Rs.129665.00
25% penalty		Rs. 162235.00
Total		Rs.811174.00
25% amount		Rs. 270339.00
Amount paid		Rs. 203355.00
Balance payable		Rs. 607819.00

Payment Schedule of Rs 607819.00

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
1	1st installment within 180 days from date of approval	202606.00	36469.00	239075.00
2	2nd installment within 360 days from date of approval	202606.00	24313.00	226919.00
3	3rd installment within 540 days from date of approval	202607.00	12156.00	214763.00
	Total	607819.00	72938.00	680757.00

Note:1)

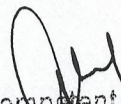
2)

3)

No separate notice shall be issued for the payment of installments. Executive officer, MC Kharar vide letter no. 1013 dated 19-11-2015, 1088 dated 9-12-15 & 107 dated 2-2-17 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.

If any of the conditions of the policy of the government found violated the Regularization Certificate granted shall liable to be cancelled.

- 4) 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.
- 5) That the certificate is issued as per the recommendation of Executive officer ME, MC Zirakpur and STP Municipal Corporation Patiala
- 6) 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.

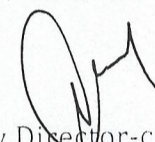

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Local Govt. Patiala. 6

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/ 40

Dated: 1/6/17

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.


Deputy Director-cum-
Competent Authority
Local Government patiala 6

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TOTAL LAND AREA
=51136 SQFT= 5681.77 SQYDS=1.17 ACRES

AREA UNDER PLOTS
= 36439.60 SQFT.=4048.84 SQYDS (71.26%)

AREA UNDER ROADS
=14696.40 SQFT= 1632.93 SQYDS(28.74%)

AREA UNDER RESIDENTIAL PLOTS
= 33639.60 SQFT.=3737.73 SQYDS (92.31%)

AREA UNDER COMMERCIAL PLOTS
=2800 SQFT=311.11SQYDS (7.69%)

AREA UNDER SOLD RESIDENTIAL PLOTS
=14752.89 SQFT=1639.21 SQYDS (43.85%)

AREA UNDER UNSOLD RESIDENTIAL PLOTS
= 18886.71 SQFT=2098.52 SQYDS (56.15%)

AREA UNDER SOLD COMMERCIAL PLOTS
= 1200 SQFT =133.33 SQYDS (42.85%)

AREA UNDER UNSOLD COMMERCIAL PLOTS
= 1600 SQFT.= 177.77 SQYDS (57.15%)

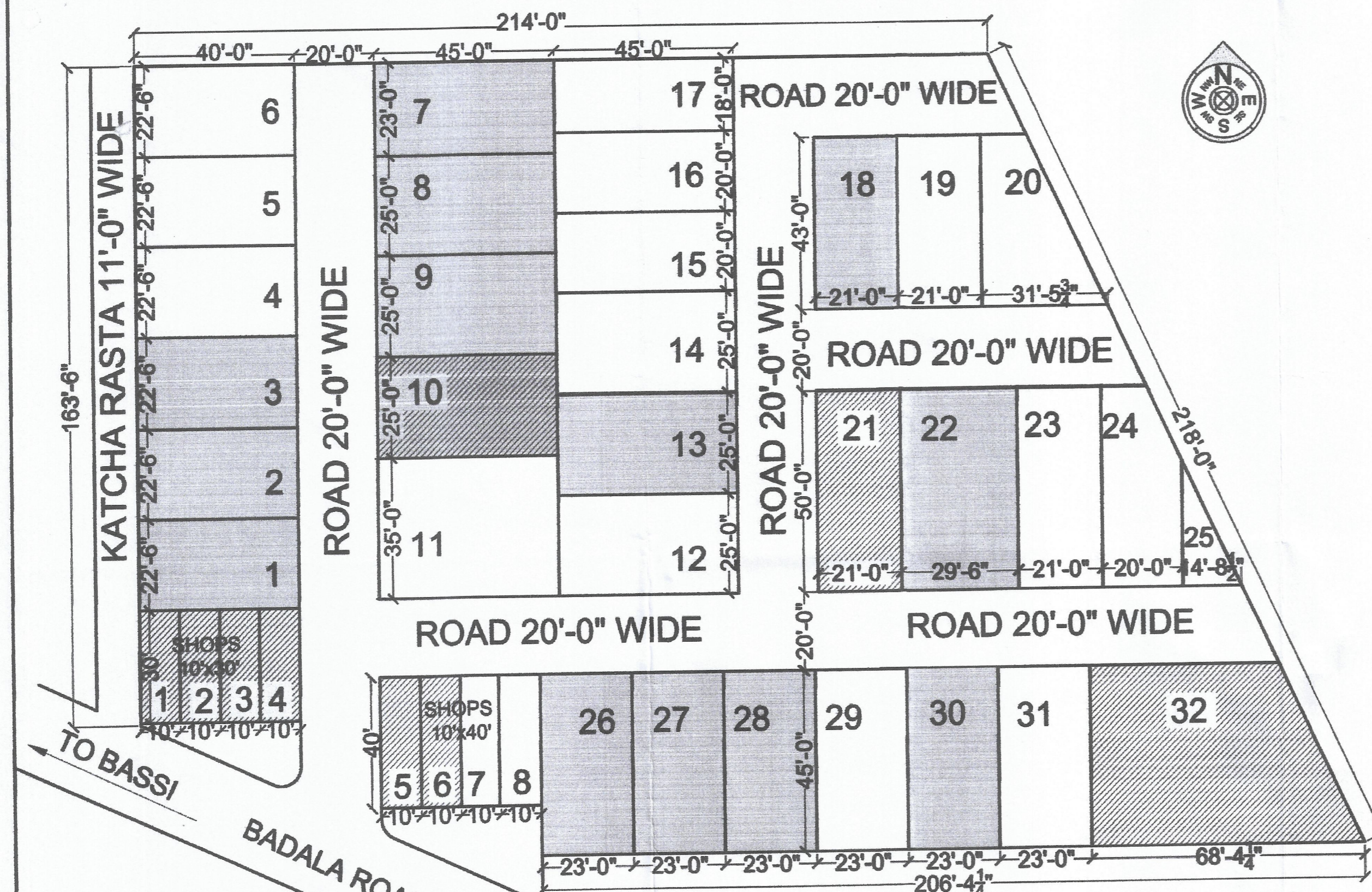
TOTAL PLOTS =40
NO. OF RESI. PLOTS =32
NO. OF COMM. PLOTS =8

SOLD RESIDENTIAL AREA SHOWN AS
SOLD COMMERCIAL AREA SHOWN AS
BUILT UP AREA SHOWN AS

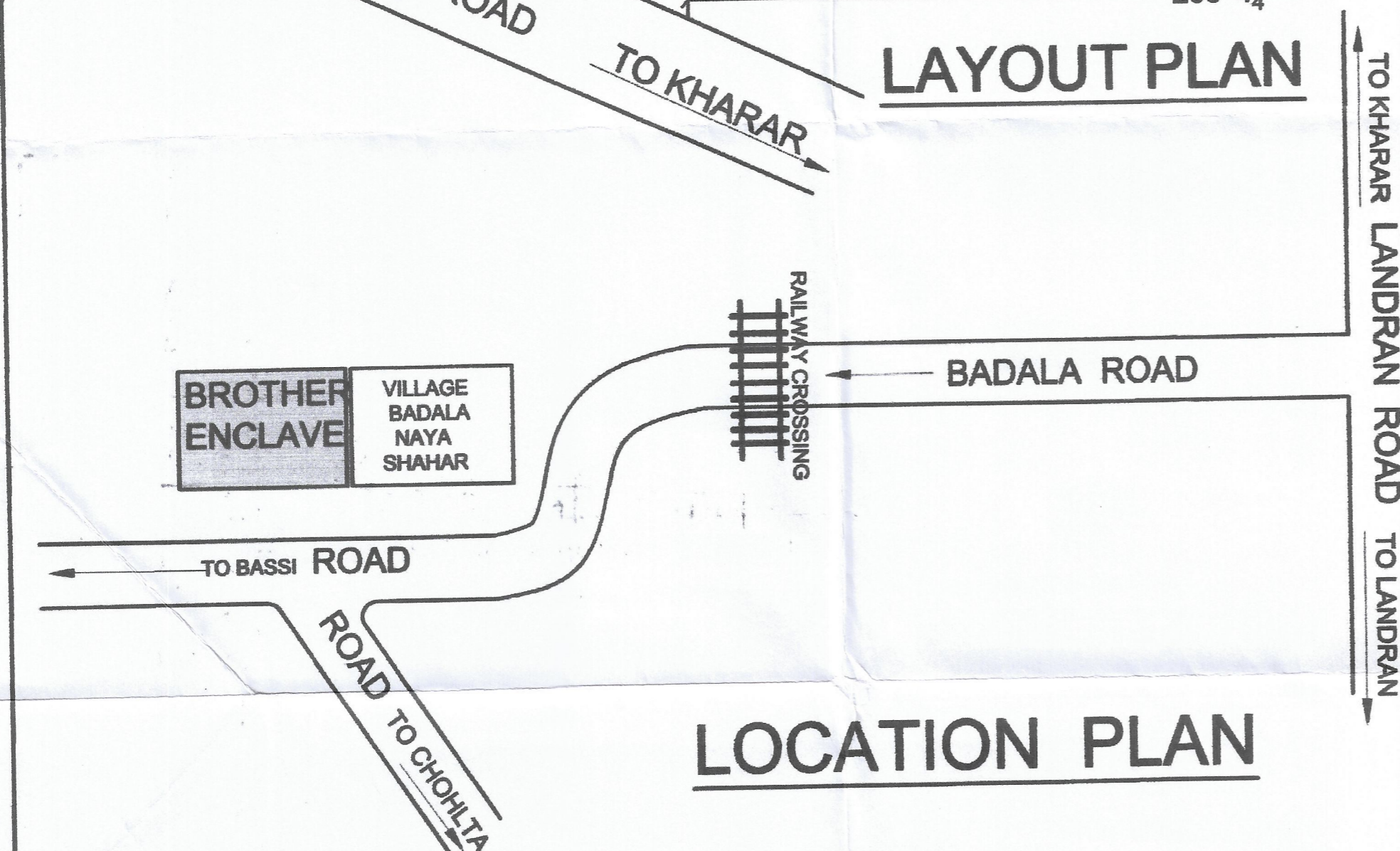
OWNER

Ar. Harpreet Kaur
B.Arch, A.I.I.A., M.C.A., A.I.V.
Approved Valuer & Architect
Reg. No. CA/2007/40704
Valuer Regn. No. A-19899
Mobile : 093160-19368

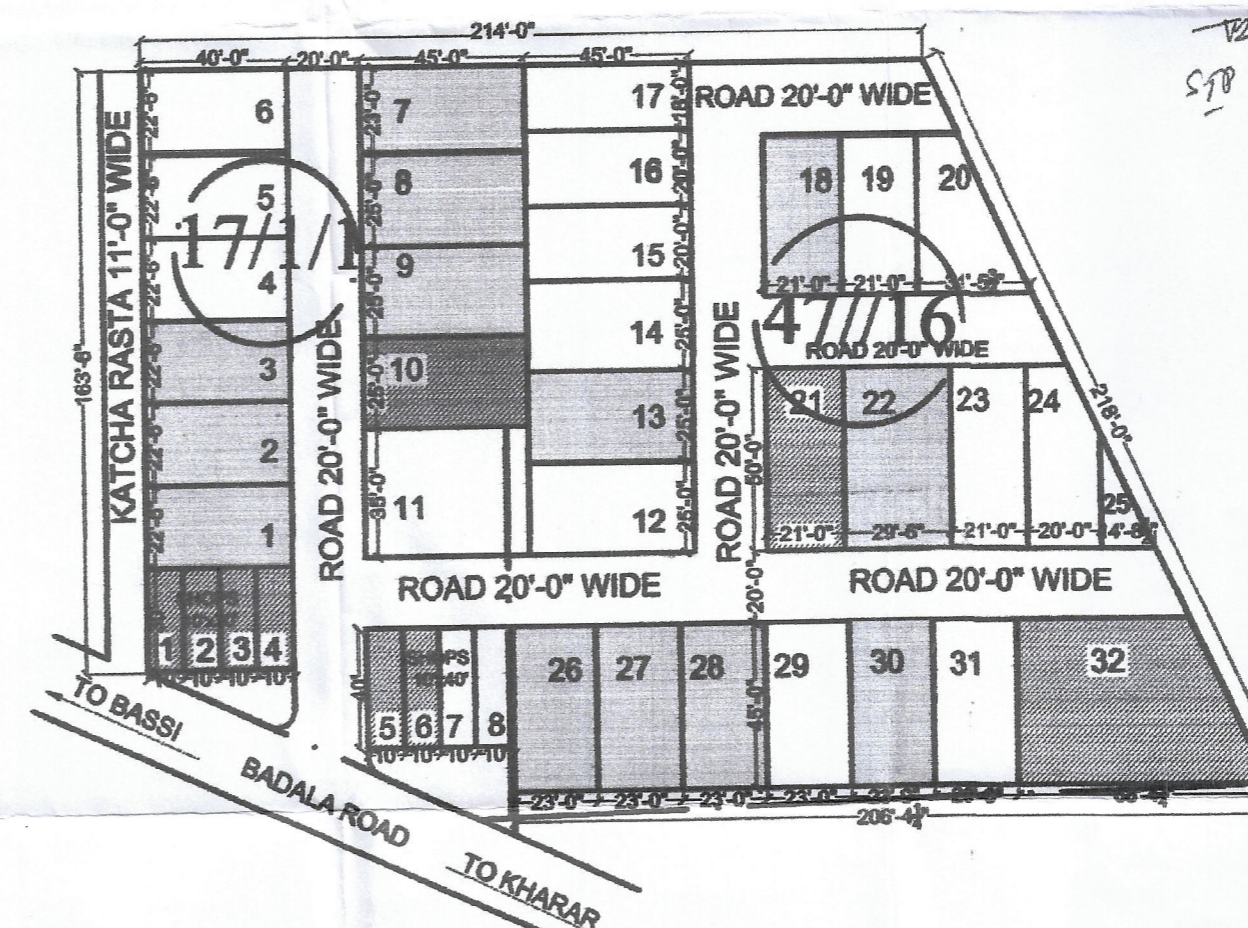
ARCHITECT



LAYOUT PLAN



LOCATION PLAN



KHASRA PLAN