

From

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

To,

M/S TANEJA DEVELOPERS & INFRASTRUCTURE LIMITED
T D I INFRATECH LTD. VILLAGE CHHAJU MAJRA KHARAR
TEH. KHARAR DISTT. S.A.S. NAGAR (PB.)

No. E.O/ 214

Dated 24/12/14

With reference to your application 272361 dated 19.12.2013 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	M/S TANEJA DEVELOPERS & INFRASTRUCTURE LIMITED T D I INFRATECH LTD.
II)	Fathers Name	
III)	Name of the Colony	Colony T D I Project
IV)	Location (Village with H.B No)	Kharar village CHHAJU MAJRA H.B. No. 33
V)	Total area of colony in acres	1.00 Acre or (4840.00) Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.616 Acre (2979.90 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.336 Acre Or (1627.88 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal- Marla)	0.048 Acre Or (232.22 Sq.yd)
IX)	No of Plots saleable as per layout plan.	26
X)	Khasra No.	Kehwat No. Khotani No: 232/305 Khasra No. 23//21(6-19), 24//11(8-0), 12(8-0), 25//15/3(6-4), 16/1(3-11), 24//19(2-2), 1/1(1- 1), Kite 8 , 36 Kanal 5 Marle the Part 763/3052 Total 9 Kanal 1.25 Marle, Kehwat No. Khotani No: 236/309 Khasra No. 24//13/1(5-16), 25//14/2(3-12), 17/1/2(0- 19), Kite 3, 10 Kanal 7 Marle the Part 54/1656 0 Kanal 6.75 the Total Rkbha 9 Kanal 8 Marle
XI)	Type of colony (resi./ind./comm.)	Residential

ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
ਲੋਕਲ ਗਵਰਨਮੈਂਟ ਅਥਾਰਿਟੀ,
ਪਤਿਆਲਾ ਸਬਡਿਵੀਜ਼ਨ, ਪੰਜਾਬ।

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	3212.12 Sq.yd Or (66.37 %) 26 ----- -----
XV)	Area under public purpose with %age	1627.88 Sq.yd Or (33.63 %)
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	3212.12 Sq.yd Or (66.37 %)
XVIII)	Width of approach road	35'-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 Fee/Charges received Amount Rs 1,80,500/- + 4,18,450/-+20,450/-Total 6,19,400/- In case of payment D.D.No. 002227 001320 001321 Date 05.10.2013 & 17.12.2013 Axis Bank Ltd. Mohali	Demand Draft

(D.A/ Approved layout/Service plans)

COMPETENT AUTHORITY

ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
ਕਮ-ਕੰਪੀਟੈਂਟ ਅਥਾਰਿਟੀ,
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ।

Total fee	
Residential 4840 X 4950 X 2%	4,79,160.00
Commercial	-----
25 % Penalty	1,19,790.00
Total	5,98,950.00
Amount Paid	6,19,400.00
Balance Amount	----

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	Nil	Nil	Nil		
2	2 nd Installment with in 360 days from date of approval	Nil	Nil	Nil		
3	3 rd Installment with in 540 days from date of approval	Nil	Nil	Nil		
	Total	Nil	Nil	Nil		

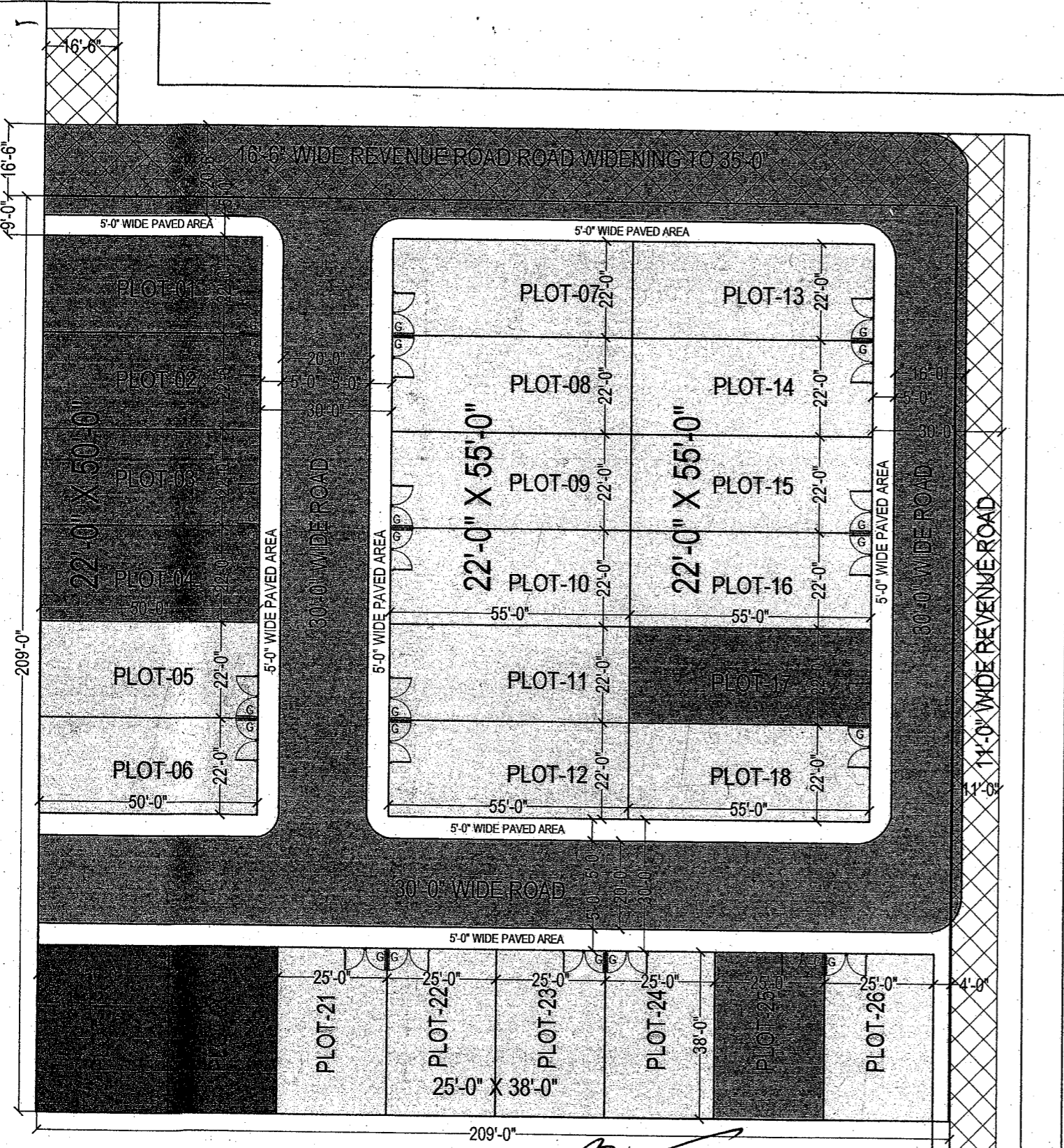
- Note :- 1) No Separate notice shall be issued for the payment of installments.
- 2) If the payment of installments not deposited within the stipulated period the Regularization Certificate granted shall be liable to be withdrawn.
- 3) This Regularization Certificate is granted subject to the decision 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.

LAYOUT PLAN

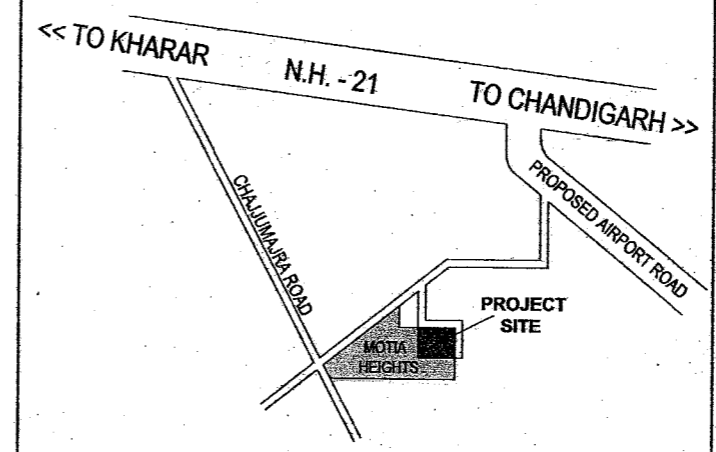
TDI INFRATECH LIMITED,
(FORMERLY KNOWN AS TANEJA DEVELOPERS & INFRASTRUCTURE LTD.)
10, SHAHEED BHAGAT SINGH MARG, NEW DELHI



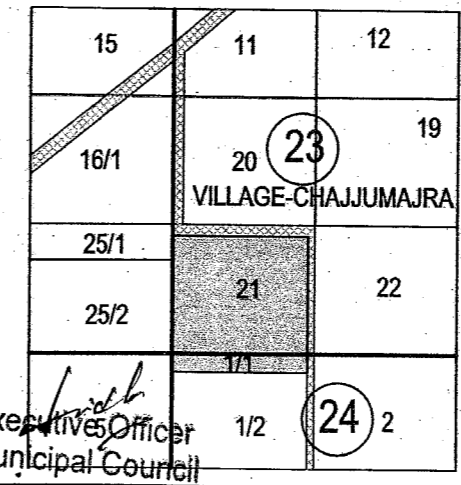
LEGEND

- SHOWN AS REGISTRY PLOTS
- SHOWN AS AGREEMENT / ALLOTMENT PLOTS
- SHOWN AS UNSOLD PLOTS
- ROADS
- REVENUE RASTA

LOCATION PLAN



KHASRA PLAN



PROJECT DETAIL			
S.NO.	PARTICULARS	SQ.YDS.	PERCENT
1	TOTAL AREA OF PROJECT	4840	100
2	AREA UNDER PLOTTING	3212.12	66.3
3	AREA SOLD	728.87	15.04
4	AREA UNDER AGREEMENT/ALLOTMENT	2251.03	46.5
5	UNSOLD PLOTS	232.22	4.80
6	COMMERCIAL AREA	NIL	NIL
7	S.T.P.	NIL	NIL
8	AREA UNDER ROADS	1627.88	33.6

Residential Area			
S.NO	PLOTS NOS.	SIZE OF PLOTS	AREA IN SQY
1	1	22'-0" X 50'-0"	122.22
2	2	22'-0" X 50'-0"	122.22
3	3	22'-0" X 50'-0"	122.22
4	4	22'-0" X 50'-0"	122.22
5	5	22'-0" X 50'-0"	122.22
6	6	22'-0" X 50'-0"	122.22
7	7	22'-0" X 55'-0"	134.44
8	8	22'-0" X 55'-0"	134.44
9	9	22'-0" X 55'-0"	134.44
10	10	22'-0" X 55'-0"	134.44
11	11	22'-0" X 55'-0"	134.44
12	12	22'-0" X 55'-0"	134.44
13	13	22'-0" X 55'-0"	134.44
14	14	22'-0" X 55'-0"	134.44
15	15	22'-0" X 55'-0"	134.44
16	16	22'-0" X 55'-0"	134.44
17	17	22'-0" X 55'-0"	134.44
18	18	22'-0" X 55'-0"	134.44
19	19	30'-0" X 38'-0"	126.67
20	20	25'-0" X 38'-0"	105.55
21	21	25'-0" X 38'-0"	105.55
22	22	25'-0" X 38'-0"	105.55
23	23	25'-0" X 38'-0"	105.55
24	24	25'-0" X 38'-0"	105.55
25	25	25'-0" X 38'-0"	105.55
26	26	25'-0" X 38'-0"	105.55
TOTAL AREA =			3212.12

TITLE:- LAYOUT PLAN OF TDI PROJECT VILLAGE CHAJJUMAJRA TEH. & DISTT.- MOHALI

FOR TDI INFRATECH LTD.
[Signature]
AUTHORISED SIGNATORY



ARCHITECT:

DATE- 12-04-14
DRG NO- T.D.I/S.P-1
DEALT BY- CHENDER MOHAN
SCALE- N.T.S.

Comal Singh
24/12/14
As per field report of some
Municipal Engineer
Municipal Council
KHARAR

[Signature]
Municipal Engineer
Municipal Council
Kharar
[Signature]
24/12/14
-HPM