

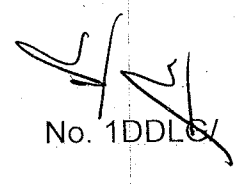
### Regularization Certificate for an Unauthorized Colony

From

Competent Authority,  
Cum-Deputy Director  
Local Government Patiala.

To

M/s Gupta Builders and prompters pvt. Ltd.  
s.c.o No. 64-65, sector 17A,  
Chandigarh.  
GBP crest-2, Kharar

  
No. 1DDLC/

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Date 20-7-16

With reference to your online application no. 454131 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 provixon) Act 2013" .

i)	Name of the Promoter(s)/ (Individual(s), company, Firm	M/s Gupta Builders and prompters pvt. Ltd.
ii)	Fathers Name (in case of individuals)	-
iii)	Name of colony (if any)	G.B.P crest-2
iv)	Location (village with H.B.No)	Bhagomajra H.B No 75
v)	Total area of colony in acres	18237.22sq yard (3.70acre)
vi)	Area sold (Acre-kanal-marla)	9753.89 sq yard (2.01 acre)
vii)	Area under common purpose (Acre-kanal-marla)	8483.33 sq yd. (1.75 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	-
ix)	No.of plots saleable as per layout plan	53
x)	Khasra Nos.	As per Annexure A
xi)	Type of colony (Resi/comm/ind)	Residential
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.	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	9753.89 sq yard (53.48%)
	c) No. of saleable plots	53 Residential
	d) No. of commercial plots	-

	e) No. of industrial plots	-
	f) No. of plots under any other saleable use.	-
xv)	Area under Public purpose with % age	8483.33 (46.52%)
xvi)	Public facilities provides in the colony, if any	
	g) No. of parks/open spaces with area.	183.33 (1.10%) park
	h) No. of schools with area	-
	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	8300 sq yd (45.51%)
xviii)	width of approach road	50'-0
xix)	width of internal road(mention range of width i.e 20'-40' etc)	40'-0
xx)	Mode of payment received	By installment
xxi)	Demand draft/Cash	Demand draft
xxii)	Fees / charges received	Rs.487872.00 Rs.550000.00
xxiii)	In case of payment by	D.D no 589038 dated 27-1-15 and 903596 dated 13-7-16
xxiv)	Name of Drawee Bank	SboP

D.A/ Approved layout)

  
 Competent Authority

Residential Fee	18237.22 x4000x4%	Rs 2917955.00
25% amount		Rs.729489.00
Amount paid		Rs. 1037872.00
Balance payable		Rs. 1880083.00

Payment Schedule

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
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1	1st installment within 180 days from date of approval	626695.00	112805.00	739500.00
2	2nd installment within 360 days from date of approval	626694.00	75204.00	701898.00
3	3rd installment within 540 days from date of approval	626694.00	37608.00	664302.00
	Total	1880083.00	225617.00	2105700.00

- Note:1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer vide letter no. 415 dated 30-6-2016 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.
  - 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 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, STP and Municipal engineer.
  - 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.

  
Competent Authority

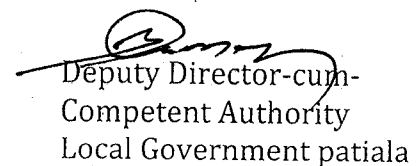
This certificate is subject to the verification of the information and the bank draft submitted by the applicant. In case the information provided by the applicant is found false/incorrect at any stage, the compounding of the offence shall stand withdrawn and penal action against the applicant shall be initiated.

Endst. No. 1DDLG/

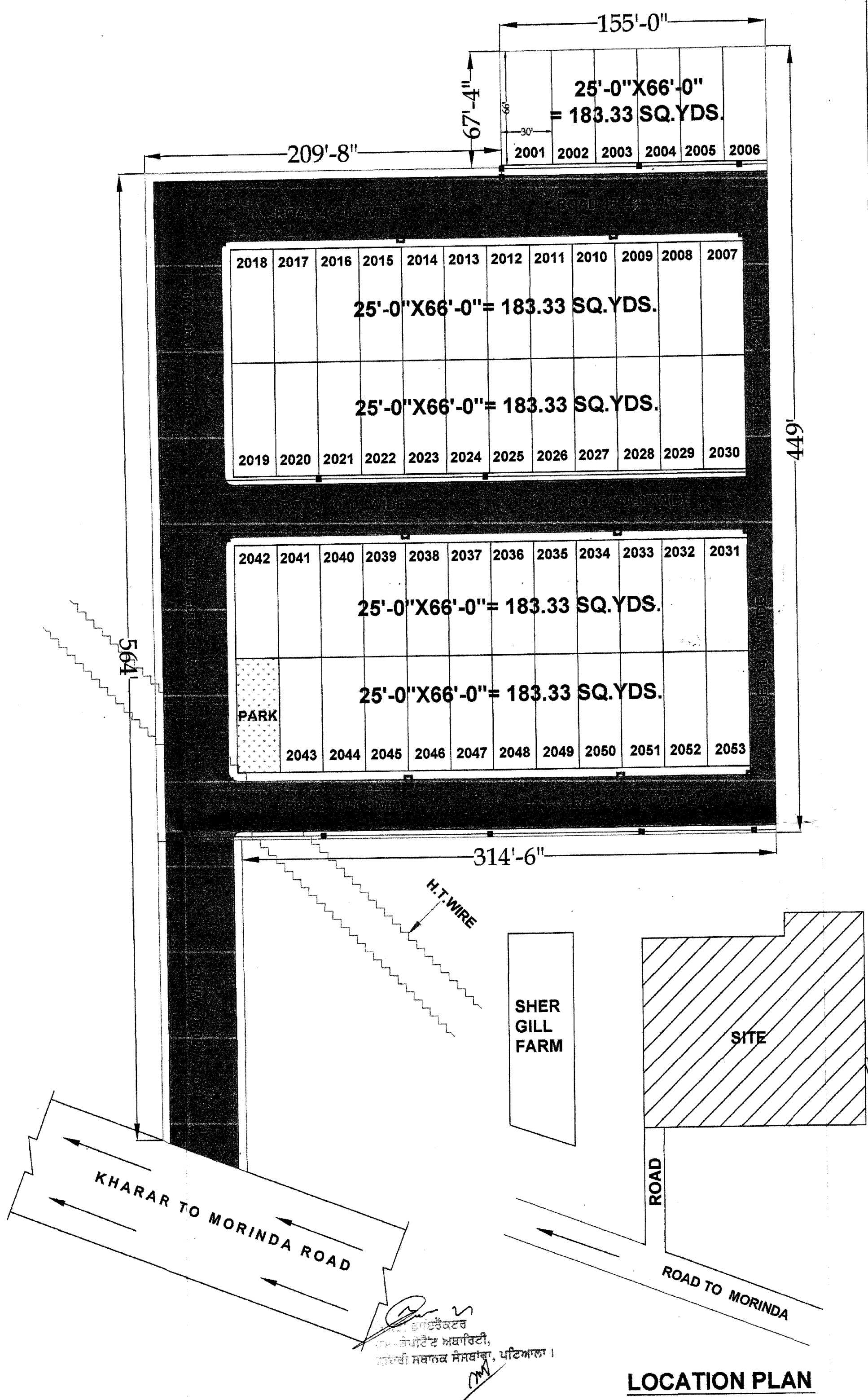
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Dated: 20-7-16

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

S.NO.	PLOT SIZE	AREA IN FEET	AREA IN SQ.YDS.	PLOT NO
<b>RESIDENTIAL PLOT</b>				
1	30'-0"X66'-0"	1980	220	2001
2	25'-0"X66'-0"	1650	183.33	2002
3	25'-0"X66'-0"	1650	183.33	2003
4	25'-0"X66'-0"	1650	183.33	2004
5	25'-0"X66'-0"	1650	183.33	2005
6	25'-0"X66'-0"	1650	183.33	2006
7	25'-0"X66'-0"	1650	183.33	2007
8	25'-0"X66'-0"	1650	183.33	2008
9	25'-0"X66'-0"	1650	183.33	2009
10	25'-0"X66'-0"	1650	183.33	2010
11	25'-0"X66'-0"	1650	183.33	2011
12	25'-0"X66'-0"	1650	183.33	2012
13	25'-0"X66'-0"	1650	183.33	2013
14	25'-0"X66'-0"	1650	183.33	2014
15	25'-0"X66'-0"	1650	183.33	2015
16	25'-0"X66'-0"	1650	183.33	2016
17	25'-0"X66'-0"	1650	183.33	2017
18	25'-0"X66'-0"	1650	183.33	2018
19	25'-0"X66'-0"	1650	183.33	2019
20	25'-0"X66'-0"	1650	183.33	2020
21	25'-0"X66'-0"	1650	183.33	2021
22	25'-0"X66'-0"	1650	183.33	2022
23	25'-0"X66'-0"	1650	183.33	2023
24	25'-0"X66'-0"	1650	183.33	2024
25	25'-0"X66'-0"	1650	183.33	2025
26	25'-0"X66'-0"	1650	183.33	2026
27	25'-0"X66'-0"	1650	183.33	2027
28	25'-0"X66'-0"	1650	183.33	2028
29	25'-0"X66'-0"	1650	183.33	2029
30	25'-0"X66'-0"	1650	183.33	2030
31	25'-0"X66'-0"	1650	183.33	2031
32	25'-0"X66'-0"	1650	183.33	2032
33	25'-0"X66'-0"	1650	183.33	2033
34	25'-0"X66'-0"	1650	183.33	2034
35	25'-0"X66'-0"	1650	183.33	2035
36	25'-0"X66'-0"	1650	183.33	2036
37	25'-0"X66'-0"	1650	183.33	2037
38	25'-0"X66'-0"	1650	183.33	2038
39	25'-0"X66'-0"	1650	183.33	2039
40	25'-0"X66'-0"	1650	183.33	2040
41	25'-0"X66'-0"	1650	183.33	2041
42	25'-0"X66'-0"	1650	183.33	2042
43	25'-0"X66'-0"	1650	183.33	2043
44	25'-0"X66'-0"	1650	183.33	2044
45	25'-0"X66'-0"	1650	183.33	2045
46	25'-0"X66'-0"	1650	183.33	2046
47	25'-0"X66'-0"	1650	183.33	2047
48	25'-0"X66'-0"	1650	183.33	2048
49	25'-0"X66'-0"	1650	183.33	2049
50	25'-0"X66'-0"	1650	183.33	2050
51	25'-0"X66'-0"	1650	183.33	2051
52	25'-0"X66'-0"	1650	183.33	2052
53	25'-0"X66'-0"	1650	183.33	2053



**GBP CREST - 2**  
**KHARAR TO MORINDA ROAD**  
**M.G.KHARAR**

TOTAL AREA	= 18237.22 SQ.YDS	100%
STREET AREA	= 8300 SQ.YDS	45.51%
PARK AREA	= 183.33 SQ.YDS.	1.01%
PLOTTED AREA	= 9753.89 SQ.YDS	53.48%

S.NO.	AREA DETAIL	COLOUR	%
1	TOTAL LAND AREA 18237.22 SQ.YDS. 3.77 ACRE B B B 18 4 15		
2	TOTAL PLOTTED AREA 9753.89 SQ.YDS.		100 %
3	RESIDENTIAL AREA 9753.89 SQ.YDS.		100%
4	SOLD AREA 4399.92 SQ.YDS.		45.11%
5	UNSOLD AREA 5353.97 SQ.YDS.		54.89%
6	AREA UNDER ROAD 8300 SQ.YDS.		45.51 %
7	PARK AREA 183.33 SQ.YDS.		1.01%
8	CHEMBER NIL	■	NIL
9	MAIN HOLE NIL	■	NIL
10	SEWERAGE LINE NIL	—	NIL
11	WATER LINE NIL	—	NIL

Asst. Municipal Engineer  
Municipal Council  
Kharar

Municipal Engineer  
Municipal Council  
Kharar

Junior Engineer  
Municipal Council  
Kharar

Executive Officer  
Municipal Council  
Kharar

<b>OWNER</b>	<b>ARCHITECT</b>
For Gupta Builders & Associates For Gupta Builders & Associates Rishu Arora As per field report of EOMC J.S.P.	For Gupta Builders & Associates For Gupta Builders & Associates Rishu Arora As per field report of EOMC J.S.P.

ਪੰਜਾਬ ਡਿਵੀਜ਼ਨ  
ਮੁਕਾਬਲੇ ਸੇਵਾ ਸਮੇਤ ਸੇਵਾਵਾਂ, ਪਟਿਆਲਾ।

**LOCATION PLAN**