

# Regularization certificate for an unauthorized colony

From

Competent authority,  
Cum Deputy Director  
Local Government  
Patiala,

To

M/s Gurpreet Developers & Promoters Pvt. Ltd.  
Through Sh. Sanjeev Singh (Director)  
R/o 74, Dashmesh Nagar ,Patiala  
Distt-Ajitgarh, Tehsil-Kharar  
Phone no

No

14

Date

27/12/13

With reference to your application dated 20/11/2013 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,2013'.

i)	Name of the promoter(s)/ (individual(s), company, firm)	M/s Gurpreet Developers & Promoters Pvt. Ltd. Through Sh. Sanjeev Singh (Director)
ii)	Father's name (in case of individuals)	As Per Above
iii)	Name of the colony (if any)	"Modern Valley"
iv)	Location(village with H.B No)	Back side T.P scheme MODERN VALLEY ,village-Khanpur, H.B. no-( 183 )
v)	Total area of colony in acres	9.694acre( 46922.4sqyds)
vi)	Area sold (acre-kanal-marla)	18804.05Sqyds ( 40.07%) 3.885acre-( 31kanal- 1.62marla)
vii)	Area under common purpose (acre-kanal-marla)	=19378.32 sqyds 4.acre( 32kanal- 0.60acre)
viii)	Saleable area still with the promoter (acre-kanal-marla)	8740.03Sqyds (18.63 %) 1.80acre (14kanal-8.93marla)
ix)	No. Of plots saleable as per layout plan.	222
x)	Khasra no's	163,164,165,166/1,166/2,176,177, 178,179,233,1440/234,232/2
xi)	Type of colony(resi/ind/comm)	Residential
xii)	Year of establishment of the colony	After 17.08.2007

ਸਮਰਥ ਅਧਿਕਾਰੀ  
ਕਮ-ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ  
ਲੋਕਲ ਗਵਰਨਮੈਂਟ  
ਪਟਿਆਲਾ

xiii) Detail of purchase of land as per registered sale deed and registered agreement to sell by the promoter

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A ) Detail of the Land Purchased By the Promoter

Sr.no	Registered sale deed			Regd agreement to sell			Total area
	Area	khasra No	Date & Number	Area	khasra No	Date & Number	
				As per annexure A attached			

B ) Detail of the Land sold through Sale deed / Agreement to sell By the Promoter

As per annexure B attached

xiv)	Saleable area with %age a) No . of residential plots= b) No. of commercial plots/shops c) No of industrial plots d) No of plots under any other saleable use	27544.08sqyds (58.70%) 222 Nil Nil Nil
xv)	Area under public purpose with %	9358.23sqyds(35.00%)
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) STP, water works and OHSR e) Dispensary/heath centre f) Any other public use	2 ,2378.89sqyds (5.07%) Nil Nil Nil Nil Nil
xvii)	Area under roads with %age	16999.43(36.23%)
xviii)	Width of approach road	45'0"
xix)	Width of internal roads(mention rang of width i.e. 20'-40' etc)	35'0"
xx)	Mode of payment received	Instalment <input checked="" type="checkbox"/> Lump sum <input type="checkbox"/>
xxi)	Demand Draft/Cash	Demand Draft
xxii)	Fee /charges received	=Rs. 2,00,000/- =Rs. 952000/-
xxiii)	In case of payment by	=D.Dno.000640,Date13/09/2013 =D.Dno.000815 Date23 /12 /2013
xxiv)	Name of drawee bank	Allahabad Bank Allahabad Bank

(D.A/Approved Layout/Service Plans)

Competent Authority

**Total Fee 46922.4 Sqyds X Rs 4909.10 / Sqyds X 2% = Rs 46,06,935/-**

**Amount Deposited Till Date as per xxii = 2,00,000.00 + 9,52000 = 1152000/-**

**Balance to be Paid in Instalment = 46,06,935 - 1152000 = 34,54,935/-**

**Payment schedule**

Sr. no	Instalments	Amount	Interest	Total Amount	Payment Received
			12% Per Anum		
	Ist Instalment Within 180 days from the Date of Approval	=1151645/-	2,07,298/-	13,58,943/-	
	IInd Instalment Within 360 days from the Date of Approval	=1151645/-	1,38,198/-	12,89,843/-	
	IIIRD Instalment Within 540 days from the Date of Approval	=1151645/-	69,099/-	12,20,744/-	
	Total	34,54,935/-	4,14,595/-	38,69,530/-	

**Competent Authority**

ਕੇਮ ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ  
ਸਬਾਨਕ ਸਰਕਾਰ, ਪਟਿਆਲਾ।

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,

**Proposed Layout Plan For**  
**"MODREN VALLEY"**  
 At vill. Khanpur-183, Teh-kharar,  
 Distt- S.A.S Nagar

Promoters  
 M/s Gurpreet Developers & Promoters Pvt.Ltd.  
 R/o 74, Dashmesh Nagar, Patiala.

TOTAL AREA  
 =46922.4sqyd =9.694 Acre =422301.6sqft =46Bigha-11Biswa

AREA DETAIL						
S.no	Plot no.	Plot size	Area (in sqyd)	No.	Total area (in sq.yd.)	Area (in %)
1.	130-134	22'0"X45'0"	110.00	5	550.00	
2.	135	20'6"X45'0"	102.50	1	102.50	
3.	136	18'9"X45'0"	93.75	1	93.75	
4.	137-140	20'0"X45'0"	100.00	4	400.00	
5.	141-142	18'9"X45'0"	93.75	2	187.50	
6.	143-146	20'0"X45'0"	100.00	4	400.00	
7.	147	18'9"X45'0"	93.75	1	93.75	
8.	148	20'6"X45'0"	102.50	1	102.50	
9.	149-153	22'0"X45'0"	110.00	5	550.00	
10.	154	22'9"X45'0"	113.75	1	113.75	
11.	155-167	22'6"X45'0"	112.50	13	1462.50	
12.	168-169	22'9"X45'0"	113.75	2	227.50	
13.	170-182	22'6"X45'0"	112.50	13	1462.50	
14.	183	22'9"X45'0"	113.75	1	113.75	
15.	184	24'0"X45'0"	120.00	1	120.00	
16.	185-194	29'0"X45'0"	145.00	10	1450.00	
17.	195-196	24'0"X45'0"	120.00	2	240.00	
18.	197-206	29'0"X45'0"	145.00	10	1450.00	
19.	207-208	24'0"X45'0"	120.00	2	240.00	
20.	209-218	29'0"X45'0"	124.96	10	1249.63	
21.	219-220	24'0"X45'0"	120.00	2	240.00	
22.	221-230	29'0"X45'0"	145.00	10	1450.00	
23.	231	24'0"X45'0"	120.00	1	120.00	
24.	232	24'0"X50'0"	133.33	1	133.33	
25.	233-242	29'0"X50'0"	161.11	10	1611.11	
26.	243-244	24'0"X50'0"	133.33	2	266.67	
27.	245-254	29'0"X50'0"	161.11	10	1611.11	
28.	255	24'0"X50'0"	133.33	1	133.33	
29.	256	22'9"X45'0"	113.75	1	113.75	
30.	257-266	29'3"X45'0"	146.25	10	1462.50	
31.	267-268	22'9"X45'0"	113.75	2	227.50	
32.	269-278	29'3"X45'0"	146.25	10	1462.50	
33.	279	22'9"X45'0"	113.75	1	113.75	
34.	280-293	22'6"X42'6"	106.25	14	1487.50	
35.	294-295	23'0"X42'6"	108.61	2	217.22	
36.	296-309	22'6"X42'6"	106.25	14	1487.50	
37.	310	19'0"X48'6"	102.39	1	102.39	
38.	311-325	20'0"X48'6"	107.78	15	1616.67	
39.	326-327	19'0"X48'6"	102.39	2	204.78	
40.	328-342	20'0"X48'6"	107.78	15	1616.67	
41.	343	19'0"X48'6"	102.39	1	102.39	
42.	344-347	22'0"X60'0"	146.67	4	586.67	
42.	348-351	22'0"X58'0"	141.78	4	567.11	
Total Residential Area				222	27544.08	58.70%
Parks-1		90'0"X90'0"	900.00	1	900.00	1.92%
Parks-2		60'6"X220'0"	1478.89	1	1478.89	3.15%
Total area of parks				2	2378.89	5.07%
Area of roads					16999.43	36.23%
Total Area in Scheme					46922.4	

=PLOT SOLD

NOTE :Revenue and plots sold information is as per sole information provided by promoter need to be verified. Architect did not take responsibility of same

**SCHEME BOUNDARY**



SCALE: 1/60"=1'0"  
 DATE:

**SHEET TITLE : LAYOUT PLAN**

**DRAWING NO : WCA/MVE/03**

**UNDER TAKING BY PROMOTER**

I hereby certify that the Site Plan / Building Plan and the particulars furnished in drawing and above are true and correct.

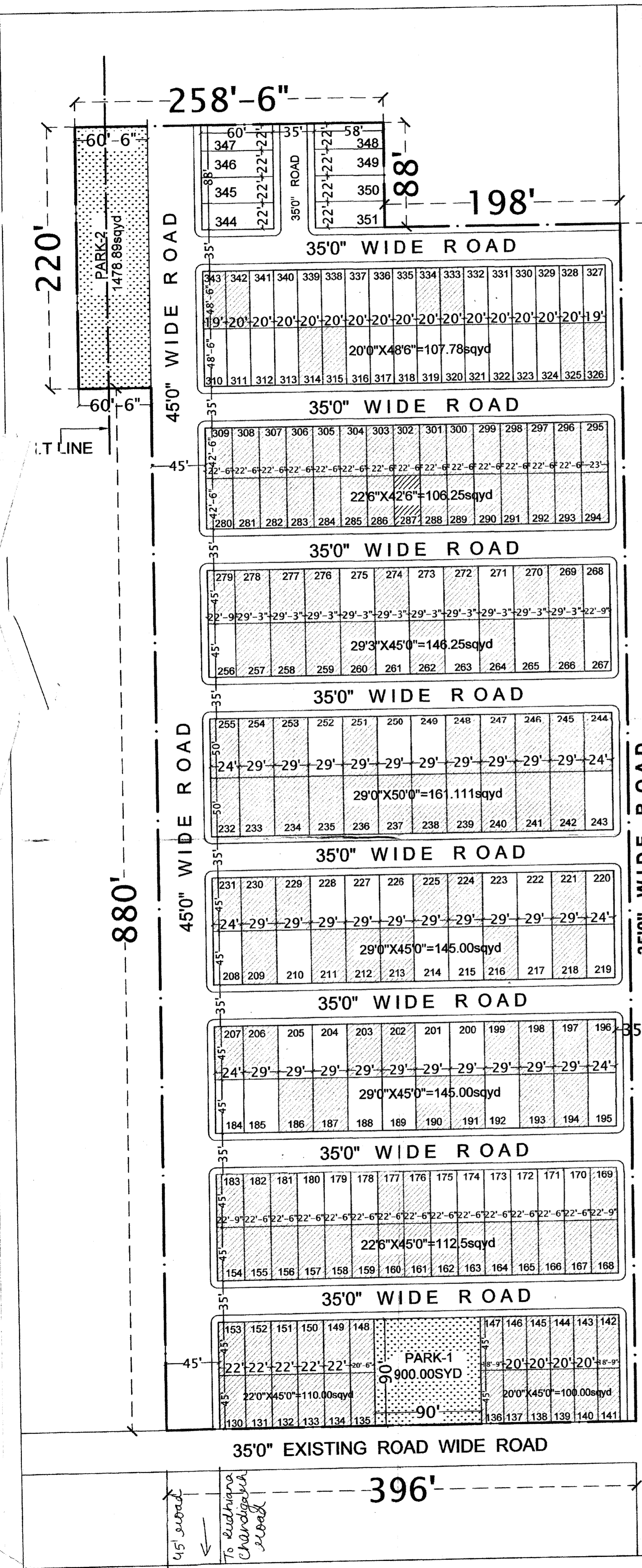
I declare that my site does not fall in such area which is prohibited as per para 6 of the policy MC Kharar is deemed out of Pheriphery of Chandigarh . In the event of the particulars furnished in the application are found to be incorrect, my application may summarily be rejected and I am liable for action by the Competent Authority as per the rules

**Gurpreet Developers & Promoters Pvt. Ltd.**  
 Director  
 Promoter

**ARCHITECT**  
 WALIA CREATIVE ARCHITECT



**WALIA CREATIVE ARCHITECT**  
 Urban designer , Int. designer , Valuer , Project Consultant  
 NEAR MADHU NURSING HOME PASSY ROAD PATIALA  
 MOBILE:- 9815136084, 0175-2309555  
 E MAIL: wca\_pta@yahoo.com



As per field report  
 E.o. M.C. dated 31.12.19  
 04/11/14  
 सिपटी इन्डियन  
 का-कंपीटेंट अथॉरिटी,  
 सिविली सर्वेकर संसदा, पटिया