

From

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

To,

Sh. Saminder Singh S/o Sh. Puran Singh  
Colony Darpan City II Teh: Kharar Distt. S.A.S. Nagar

No. E.O/ 211

Dated 23/12/14

With reference to your application 278817 dated 29.12.2013 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	Sh. Saminder Singh S/o Sh. Puran Singh
II)	Fathers Name	
III)	Name of the Colony	Colony Darpan City II
IV)	Location (Village with H.B No)	Kharar H.B. No. 183
V)	Total area of colony in acres	0.76 Acre or 3666.67 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.262 Acre ( 1268.88 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.348 Acre Or (1686.66 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal- Marla)	0.147 Acre Or (711.12 Sq.yd)
IX)	No of Plots saleable as per layout plan.	22
(X)	Khasra No.	Khewat Khatauni no. 190/197 Khasra no. 921/2(4-16),
XI)	Type of colony (resi./ind./comm.)	Residential/Commercial
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	

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Sr. No.	Registered sale deed Area/Khasra No/ Date & Number	Registered Agreement Area/Khasra no/Date & Number Total area to sell
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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	1979.99 Sq.yd Or (54.00 %)
	a) No of residential plots	10
	b) No of commercial plots/ shops	12
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	933.33 Sq.yd Or (25.46 %)
XVI)	Public facilities provides in the colony if any	----
	A) No of parks/ open spaces with area	753.33 (20.55%)
	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	1686.66 Sq.yd Or (46.00 %)
XVIII)	Width of approach road	22"
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	Demand Draft
	Fee/Charges received Amount Rs	36000/- + 1,77,930/- Total 2,13,930/-
	In case of payment D.D.No.	322895 323441
	Date	15.11.2013 23.12.2014
		Syndicaet Bank Kharar ,

(D.A/ Approved layout/Service plans)

  
COMPETENT AUTHORITY

Total fee	
Residential 3333.34 X 4950 X 2%	3,30,001.00
Commercial 333.33 X 12000 X 6%	2,40,480.00
Total	5,70,480.00
50 % Penalty	2,85,240.00
Total	8,55,720.00
Amount paid	2,13,930.00
Balance amount	6,41,790.00

#### PAYMENT SCHEDULE

Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 <sup>st</sup> Installment with in 180 days from date of approval	2,13,930.00	38,508.00	2,52,438.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	2,13,930.00	25,672.00	2,39,602.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	2,13,930.00	12,836.00	2,26,766.00	
	<b>Total</b>	<b>6,41,790.00</b>	<b>77,016.00</b>	<b>7,18,806.00</b>	

- 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.

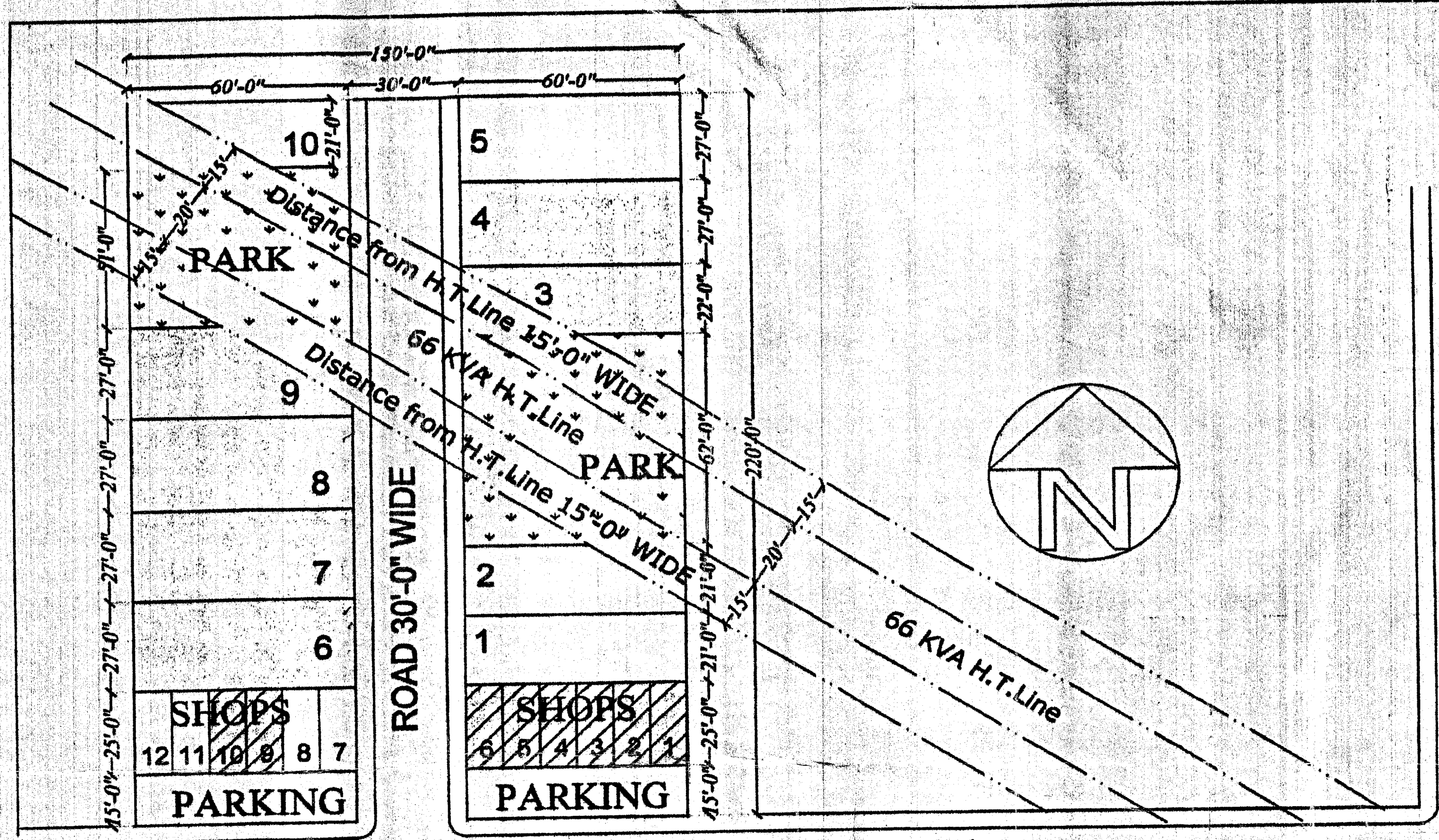


**LAYOUT PLAN FOR  
"DARPAN CITY-II"  
AT RAKBA- KHANPUR,  
TEHSIL-KHARAR,  
DISTT. S.A.S.NAGAR**

**DETAIL OF AREA**

TOTAL LAND AREA= 33000 SQFT  
= 3666.67 SQYDS=0.76 ACRES  
AREA OF RESIDENTIAL PLOTS/HOUSES  
=14820.00 SQFT =1646.66 SQYDS(44.90%)  
AREA OF COMMERCIAL PLOTS/HOUSES  
=3000 SQFT=333.33 SQYDS (9.09 %)  
AREA OF PARKS = 6780 SQFT  
=753.33 SQYDS (20.55%)  
AREA OF ROADS/PARKING = 8400 SQFT  
= 933.33 SQYDS (25.46%)  
AREA OF UNSOLD RESIDENTIAL PLOTS  
=5400 SQFT = 600 SQYDS(36.44%)  
AREA OF SOLD RESIDENTIAL PLOTS  
=9420.00 SQFT = 1046.66 SQYDS (63.56%)  
AREA OF UNSOLD COMMERCIAL PLOTS  
=1000 SQFT = 111.11 SQYDS (33.33%)  
AREA OF SOLD COMMERCIAL PLOTS  
=2000 SQFT =222.22 SQYDS (66.67%)

NO. OF RESIDENTIAL PLOTS=10  
NO. OF COMMERCIAL PLOTS=12  
TOTAL NO. OF PLOTS=22



**Revenue Road 22'-0" Wide**

**Road to Hospital Road**  
**Road to Randhawa Road**

*As per field report of K.S. Mehta*  
*13.8.14*  
*Signature*

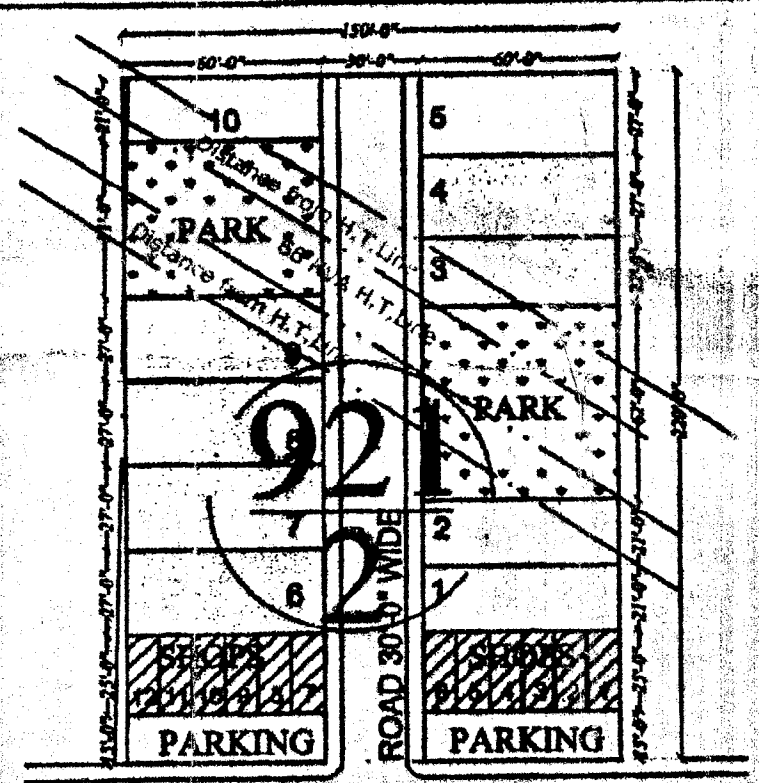
- BUILT UP AREA SHOWN AS
- UNSOLD RES. AREA SHOWN AS
- SOLD RESI. AREA SHOWN AS
- UNSOLD COMM. AREA SHOWN AS
- SOLD COMM. AREA SHOWN AS

*Signature*  
**OWNER**

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

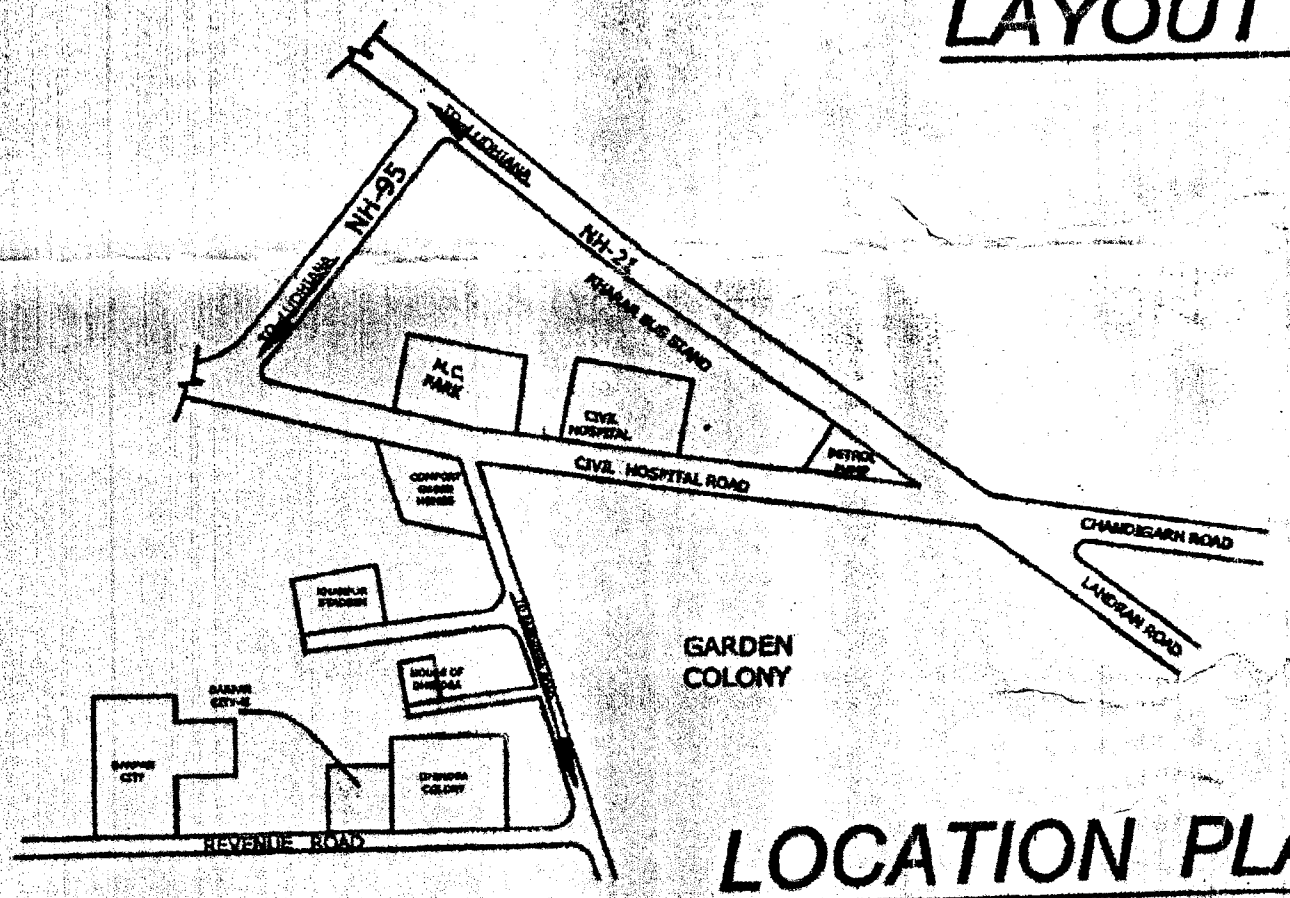
**ARCHITECT**

**LAYOUT PLAN**



**Revenue Road 22'-0" Wide**

**KHASRA PLAN**



**LOCATION PLAN**