

## Regularization Certificate for an Unauthorized Colony

①

From

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

To

**Sh. Balwinder singh s/o sh parmatma singh  
Smt. Jasbir kaur w/o manjit pal  
Sh Amitkaran singh s/o sh Manjit pal  
Kharar.**

No. 1DDLG/37

Date 11/6/17

With reference to your online application no. 489472 dated.11-1-2017 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)	<b>Sh. Balwinder singh Smt. Jasbir kaur Sh Amitkaran singh</b>
ii)	Fathers Name (in case of individuals)	-
iii)	Name of colony (if any)	Darpan greens-2, Kharar
iv)	Location (village with H.B.No)	H.B No 183
v)	Total area of colony in acres	26126.33 sq yard (5.40 acre)
vi)	Area sold (Acre-kanal-marla)	10438.00 sq yard (2.15 acre)
vii)	Area under common purpose (Acre-kanal-marla)	10498.99 sq yd. (2.16 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	5189.00 sq yd. (1.07 acre)
ix)	No. of plots saleable as per layout plan	168 Residential ,including built up 98
x)	Khasra Nos.	Attached 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.	Attached Annexure A

*[Handwritten Signature]*

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.	15627.00 sq yard (59.81%) 168 residential - - -
xv)	Area under Public purpose with % age	10498.99 (40.19%)

xvi)	Public facilities provides in the colony, if any g) No. of parks/open . 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.	6 - - - - -
xvii)	Area under roads with %age	7971.11 sq yd (30.50%)
xviii)	width of approach road	30'-0
xix)	width of internal road(mention range of width i.e 20'-40' etc)	30-0
xx)	Mode of payment received	By installment
xxi)	Demand draft/Cash	Demand draft
xxii)	Fees / charges received	Rs.2350000.00
xxiii)	In case of payment by	D.D no 316965 dated 9-1-17,
xxiv)	Name of Drawee Bank	yes Bank bank

D.A/ Approved layout)

Competent Authority  
Cum Regional Deputy Director  
Local Govt. Patiala.

Residential Fee	26127x4950x4%	Rs 5173146.00
25%		Rs. 1293287.00
amount paid		Rs. 2350000.00
Balance payable		Rs. 2823146.00


Payment Schedule 2823146.00

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
1	1st installment within 180 days from date of approval	941049.00	169389.00	1110438.00
2	2nd installment within 360 days from date of approval	941049.00	112926.00	1053975.00
3	3rd installment within 540 days from date of approval	941049.00	56463.00	997512.00
	Total	2823147.00	338778.00	3161925.00

- Note:1) No separate notice shall be issued for the payment of installments.  
 2) Executive officer ,MC Kharar vide letter no. 284 dated 30-3-2017, 413 dated 27-4-17 had informed to this office that 45% 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.

R

- 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 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.

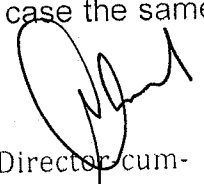
  
 Deputy Director  
 cum-Competent Authority  
 Local Govt. Patiala.

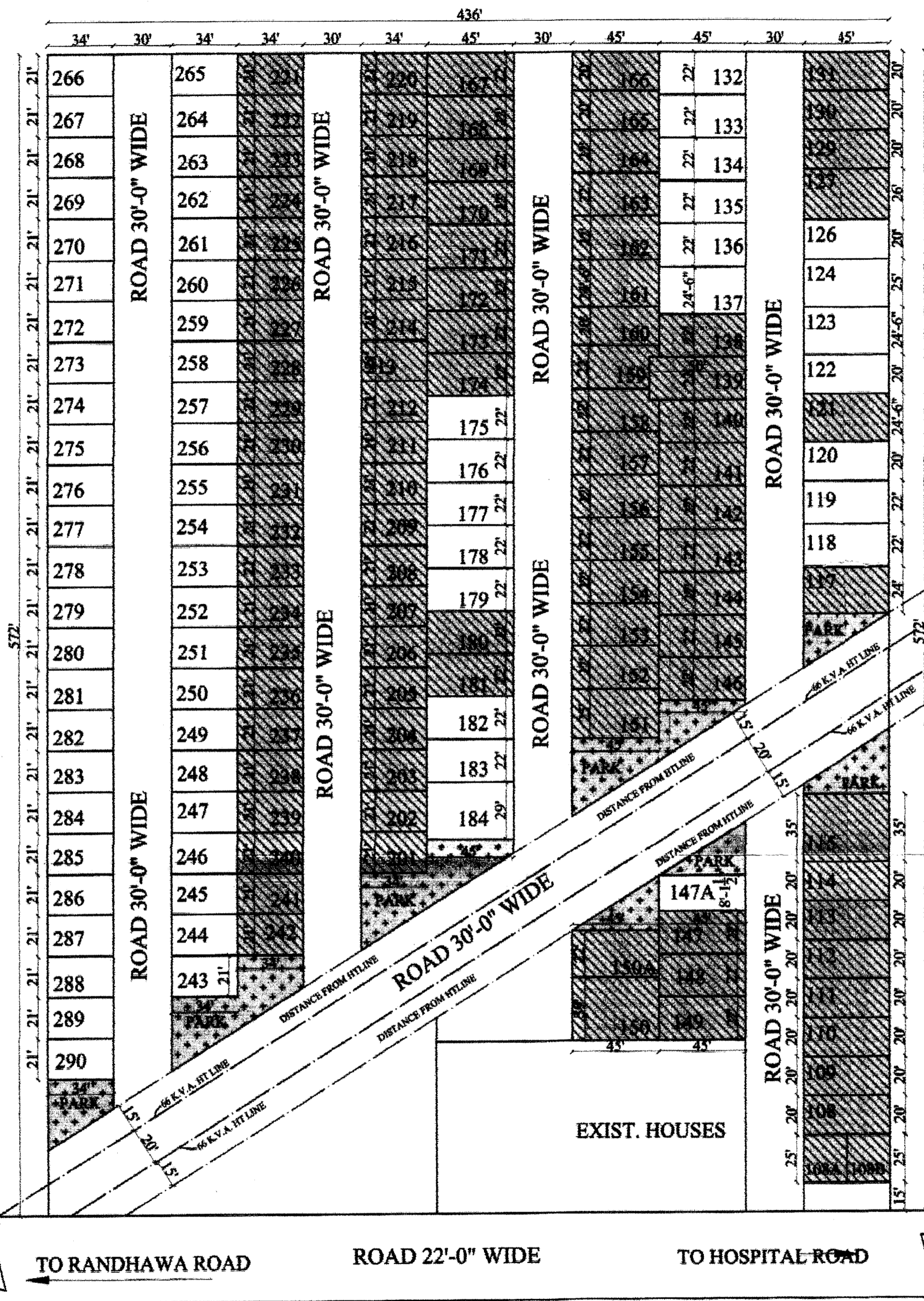
This certificate is subject to the verification of the information and the bank draft submitted by the applicant. In case the information provided by the applicant is found false/ incorrect at any stage, the compounding of the offence shall stand withdrawn and penal action against the applicant shall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

Endst. No. 1DDLG/38

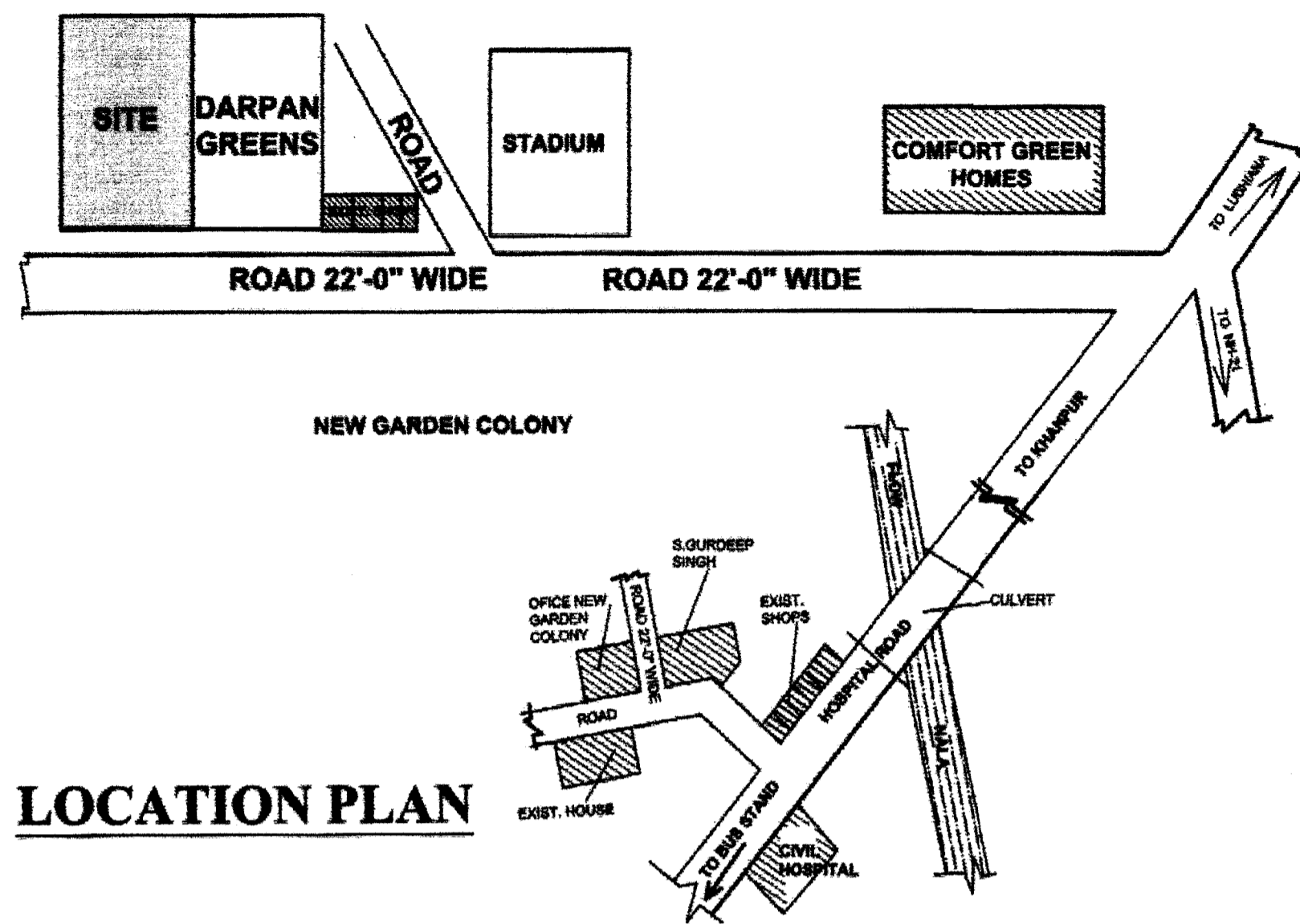
Dated: 1/6/17

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.

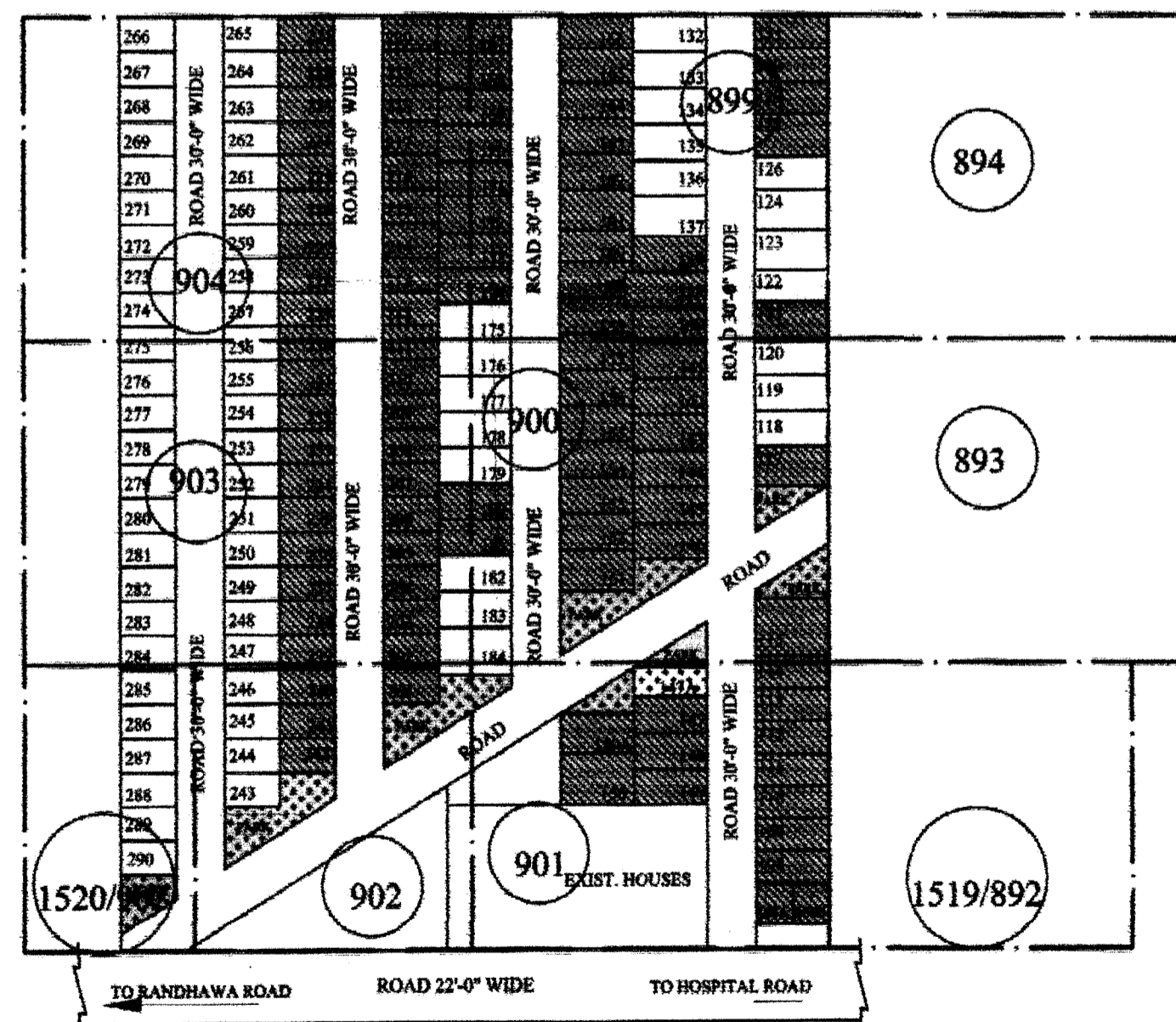
  
 Deputy Director cum-  
 Competent Authority  
 Local Government patiala



LAYOUT PLAN (DARPAN GREENS-2)



LOCATION PLAN



KHASRA PLAN

LAYOUT PLAN FOR "DARPAN GREENS-2" RAKBA-KHANPUR TEHSIL-KHARAR DISTT. S.A.S.NAGAR

DETAIL OF AREA

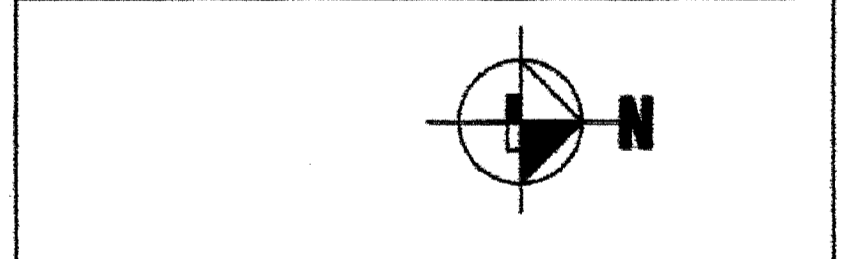
TOTAL LAND AREA=235137 SQ.FT.  
 = 26126.33 SQ. YDS. = 5.40ACRES  
 AREA UNDER PLOTS = 140646 SQ.FT.  
 = 15627 SQ. YDS.(59.81%)  
 AREA UNDER ROADS = 71740 SQFT  
 = 7971.11 SQ. YDS. (30.50%)  
 AREA UNDER PARKS = 22751 SQFT  
 =2527.88 SQ. YDS.(9.69%)  
 AREA UNDER SOLD PLOTS = 93942 SQFT  
 = 10438 SQ. YDS.(66.79%)  
 AREA UNDER UNSOLD PLOTS = 46704 SQFT  
 = 5189 SQ. YDS.(33.21%)

TOTAL NOS. OF PLOTS =168  
 SOLD AREA SHOWN AS [Symbol]  
 BUILT UP AREA SHOWN AS [Symbol]

Asstt. Municipal Engineer  
 Municipal Council  
 Kharar

Municipal Engineer  
 Municipal Council  
 KHARAR

As per field report of Engrg  
 To S.B. [Signature]  
 Civil Authority  
 Civil District Deputy Director  
 Local Govt. Patiala



OWNER

Architect  
 A. Harpreet Kaur  
 B.Arch, A.I.I.A., M.C.A., A.I.V.  
 Approved Valuer & Architect  
 Reg. No. CA/2007/46/704  
 Valuer Regn. No. A-19899  
 Mobile :093160-19368

ARCHITECT