

# Regularization Certificate for an Unauthorized Colony

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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/ **29**

Date **15/5/17.**

With reference to your online application no. 484322 dated.4-2-2016 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)/<br>(Individual(s), company, Firm                                                                                                   | <b>Sh. Balwinder singh<br/>Smt. Jasbir kaur<br/>Sh Amitkaran singh</b> |
| ii)   | Fathers Name (in case of individuals)                                                                                                                       | -                                                                      |
| iii)  | Name of colony (if any)                                                                                                                                     | Darpan greens, Kharar                                                  |
| iv)   | Location (village with H.B.No)                                                                                                                              | H.B No 183                                                             |
| v)    | Total area of colony in acres                                                                                                                               | 15837.79 sq yard (3.27 acre)                                           |
| vi)   | Area sold (Acre-kanal-marla)                                                                                                                                | 6448.00 sq yard (1.33 acre)                                            |
| vii)  | Area under common purpose<br>(Acre-kanal-marla)                                                                                                             | 6133.41 sq yd. (1.26 acres)                                            |
| viii) | Saleable area still with the promoter<br>(Acre-Kanal-marla)                                                                                                 | 3256.38 sq yd. (0.67 acre)                                             |
| ix)   | No. of plots saleable as per layout plan                                                                                                                    | 99 Residential ,including built up 66                                  |
| 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 registered sale deed and registered agreement to sell by the Promoter<br>B) Detail of the land purchased by the promoter. | Attached Annexure A                                                    |

Detail of land sold through sale deed/Agreement to sell by the promoter.

As per Annexure B attached

|      |                                                                                                                                                                  |                                                           |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| xiv) | Saleable area with %age<br>c) No. of saleable plots<br>d) No. of commercial plots<br>e) No. of industrial plots<br>f) No. of plots under any other saleable use. | 9704.38 sq yard (61.28%)<br>99 residential<br>-<br>-<br>- |
| xv)  | Area under Public purpose with % age                                                                                                                             | 6133.41 (38.72%)                                          |

|        |                                                                                                                                                                                                                                                    |                                                     |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| xvi)   | Public facilities provides in the colony, if any<br>g) No. of parks/open .<br>h) No. of schools with area<br>i) No. of community centre with area<br>j) STP<br>k)water works and OHSR<br>l) Dispensary / health centre<br>m) any other public use. | 3<br>-<br>-<br>-<br>-<br>-                          |
| xvii)  | Area under roads with %age                                                                                                                                                                                                                         | 4684.70 sq yd (29.58%)                              |
| 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.1648719.00                                       |
| xxiii) | In case of payment by                                                                                                                                                                                                                              | D.D no 049372 dated 4-2-16,<br>183919 dated 20.5.16 |
| xxiv)  | Name of Drawee Bank                                                                                                                                                                                                                                | yes Bank bank                                       |

D.A/ Approved layout)

Competent Authority  
Cum Regional Deputy Director  
Local Govt. Patiala.

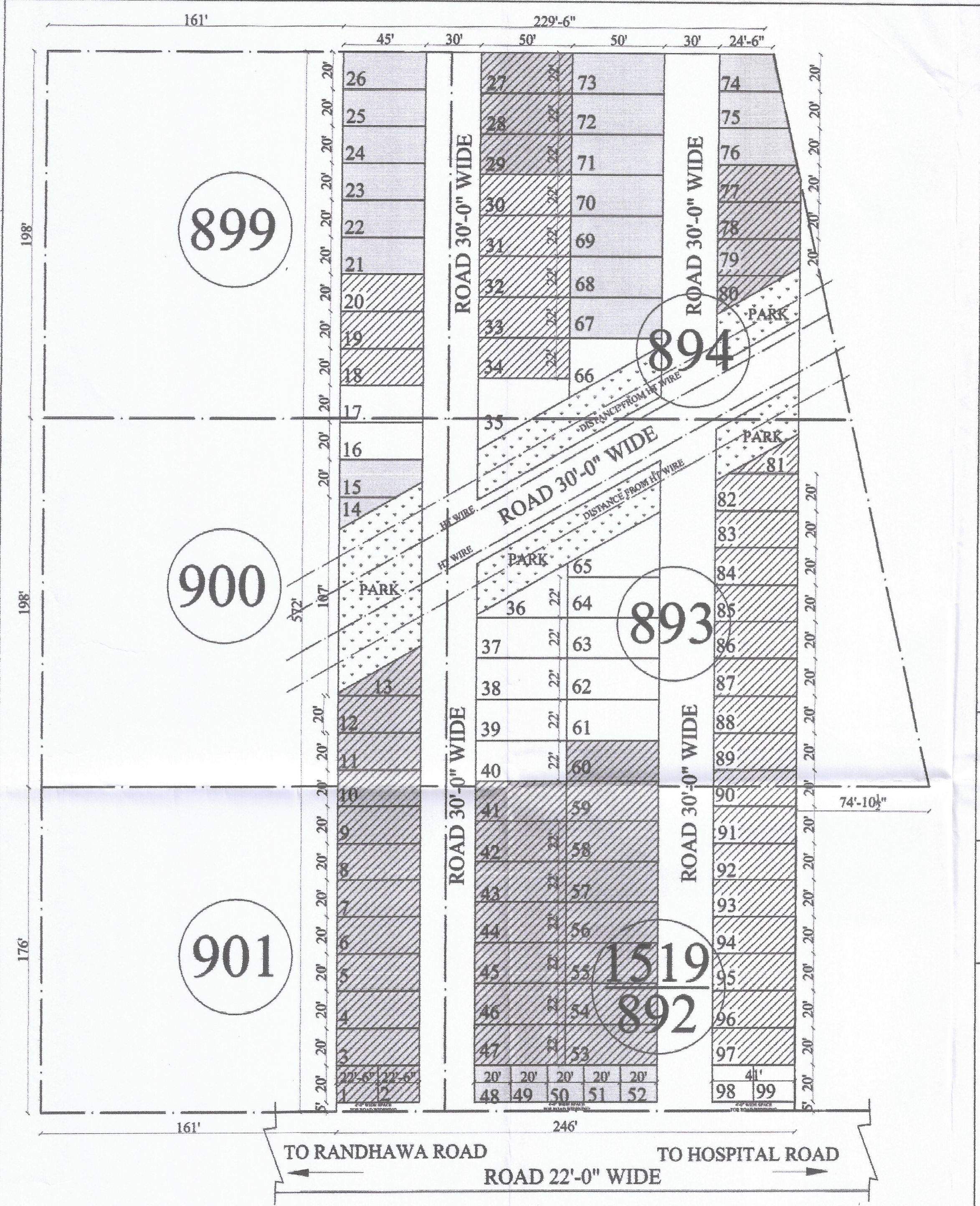
|                 |               |                |
|-----------------|---------------|----------------|
| Residential Fee | 15838x4950x4% | Rs 3135924.00  |
| 25%             |               | Rs. 784981.00  |
| amount paid     |               | Rs. 1648719.00 |
| Balance payable |               | Rs. 1487205.00 |

Payment Schedule 1487205.00

| Sr.no | Installments                                          | Amount     | Interest 12% P.A | Total amount |
|-------|-------------------------------------------------------|------------|------------------|--------------|
| 1     | 1st installment within 180 days from date of approval | 495735.00  | 89232.00         | 584967.00    |
| 2     | 2nd installment within 360 days from date of approval | 495735.00  | 59488.00         | 555223.00    |
| 3     | 3rd installment within 540 days from date of approval | 495735.00  | 29744.00         | 525479.00    |
|       | Total                                                 | 1487205.00 | 178464.00        | 1665669.00   |

- Note:1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer ,MC Kharar vide letter no. 285 dated 30-3-2017, 414 dated 27-4-17 had informed to this office that 50% 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.

**KHASRA PLAN FOR  
"DARPAN GREENS"  
RAKBA - KHANPUR  
TEHSIL- KHARAR  
DISTT. S.A.S.NAGAR**



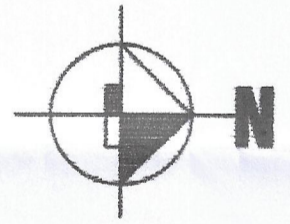
Municipal Engineer  
Municipal Council  
KHARAR

Asst. Municipal Engineer  
Municipal Council  
Kharar

Executive Officer  
Municipal Council  
KHARAR

ਭਰਾਰ ਟਰਿੰਨ  
ਨਗਰ ਕਮਿਲ ਖਰਾਰ

Commissioner  
General Land Deputy Director  
Local Govt. Punjab



OWNER

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

**ARCHITECT**