

From

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

To,

Dhindsa Colony,
At Khanpur, M.C. Kharar, /Distt. Mohali (Pb.)

No. E.O/ 158

Dated 21/1/14

With reference to your application 278664 dated 28.12.2013 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. Jarnail Singh S/o Sh. Hajara Singh
II)	Fathers Name	
III)	Name of the Colony	Dhindsa Colony,
IV)	Location (Village with H.B No)	VillageKhanpur
V)	Total area of colony in acres	2.00 Acre or 9680 Sq.Yd
VI)	Area Sold (Acre-Kanal-Marla)	0.76 Acre (3689.33Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.91 Acre Or (4380.52 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	0.33 Acre Or (1610.15Sq.yd)
IX)	No of Plots saleable as per layout plan.	52
(X)	Khasra No.	Khewat/Khatoni No 227/233, Kharsa No. 919(4-9)918(0-7)920(4-16)921/1(0-7)391(6-3), 392(6-13), 393(6-13),394(6-13),907(1-16),908(2-8), 909(4-16),910(3-12),911(3-12),912(4-16), 913(4-16),914(3-12),915(3-4),916(4-5),917 (4-5),918(0-7),919(4-9),920(4-16),921(4-16), 922(2-8),
XI)	Type of colony (resi./ind./comm.)	Residential
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		
Sr. No.	Registered sale deed Area/Khasra No/ Date & Number	Registered Agreement Area/Khasra no/Date & Number Total area to sellk

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
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As per Annexure attached (B)

XIV)	Saleable area with % age	5299.48Sq.yd Or (54.75%)
	a) No of residential plots	52
	b) No of commercial plots/ shops	----
	d) No of plots under any other saleable use	----
XV)	Area under public purpose with %age	4380.52 Sq.yd Or (45.25%)
XVI)	Public facilities provides in the colony if any	----
	A) No of parks/ open spaces with area	3526.59Sq Yds. 5.44%
	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	3853.93 Sq.yd Or (39.81 %)
XVIII)	Width of approach road	22'-0"
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 Rs1,19,790/-		1,80,000/-Total - 2,99,790/-
In case of payment D.D.No. 322890		323192
Dated 14.11.13		10.7.2014
		OBC Bank HDFC Bank

(D.A./Approved layout/Service plans)

COMPETENT AUTHORITY

Total fee	
Residential 9680 X 4950 X 2%	9,58,320.00
25% Penalty	2,39,580.00
Total	11,97,900.00
Amount paid	2,99,790.00
Balance amount	8,98,110.00

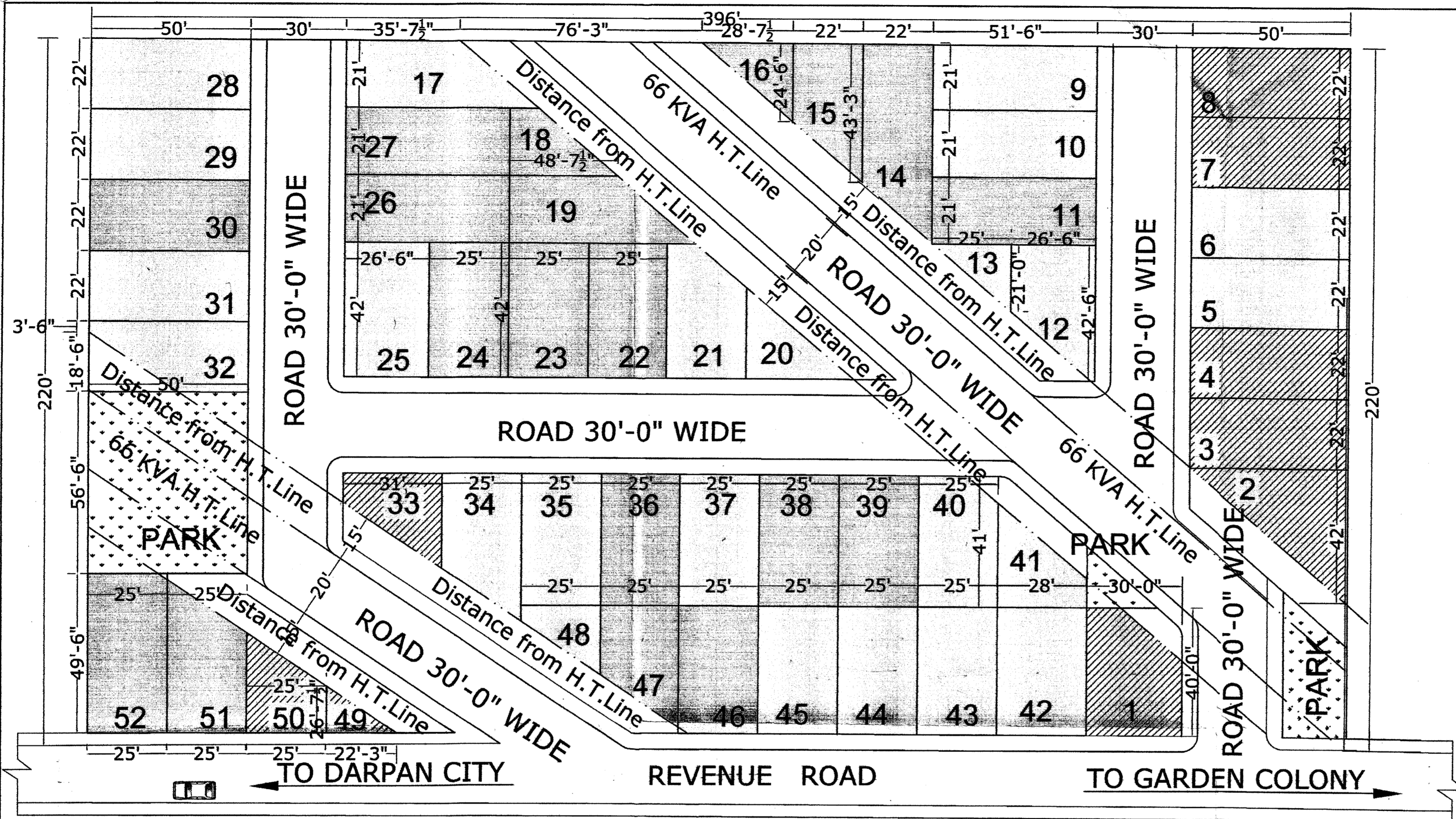
PAYMENT SCHEDULE

S.No	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1st Installment with in 180 days from date of approval	2,99,370.00	53,886.00	3,53,256.00	
2	2nd Installment with in 360 days from date of approval	2,99,370.00	35,924.00	3,35,294.00	
3	3rd Installment with in 540 days from date of approval	2,99,370.00	17,962.00	3,17,332.00	
	Total	8,98,110.00	1,07,772.00	10,05,882.00	

- 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
"DHINDSA COLONY"
AT RAKBA-KHANPUR
TEHSIL-KHARAR,
DISTT. S.A.S.NAGAR**

DETAIL OF AREA

TOTAL LAND AREA
= 87120 sqft = 9680 sqyds = 2.00 acres
 AREA UNDER ROADS /DISTANCE FROM HT WIRE
= 34685.37sqft = 3853.93 sqyds (39.81%)
 AREA UNDER PARKS
= 4739.32 sqft = 526.59 sqyds (5.44%)
 AREA UNDER RESIDENTIAL PLOTS/ HOUSES
= 47695.31 sqft = 5299.48 sqyds (54.75%)
 AREA OF SOLD PLOTS/ HOUSES
= 29496.70 sqft = 3277.41 sqyds (61.84%)
 AREA OF UNSOLD PLOTS/HOUSES
= 18198.61 sqft = 2022.07 sqyds (38.16%)
 TOTAL NO. PLOTS = 52

As per field report of EOMC
 01/07/14
 HON

Conch sign



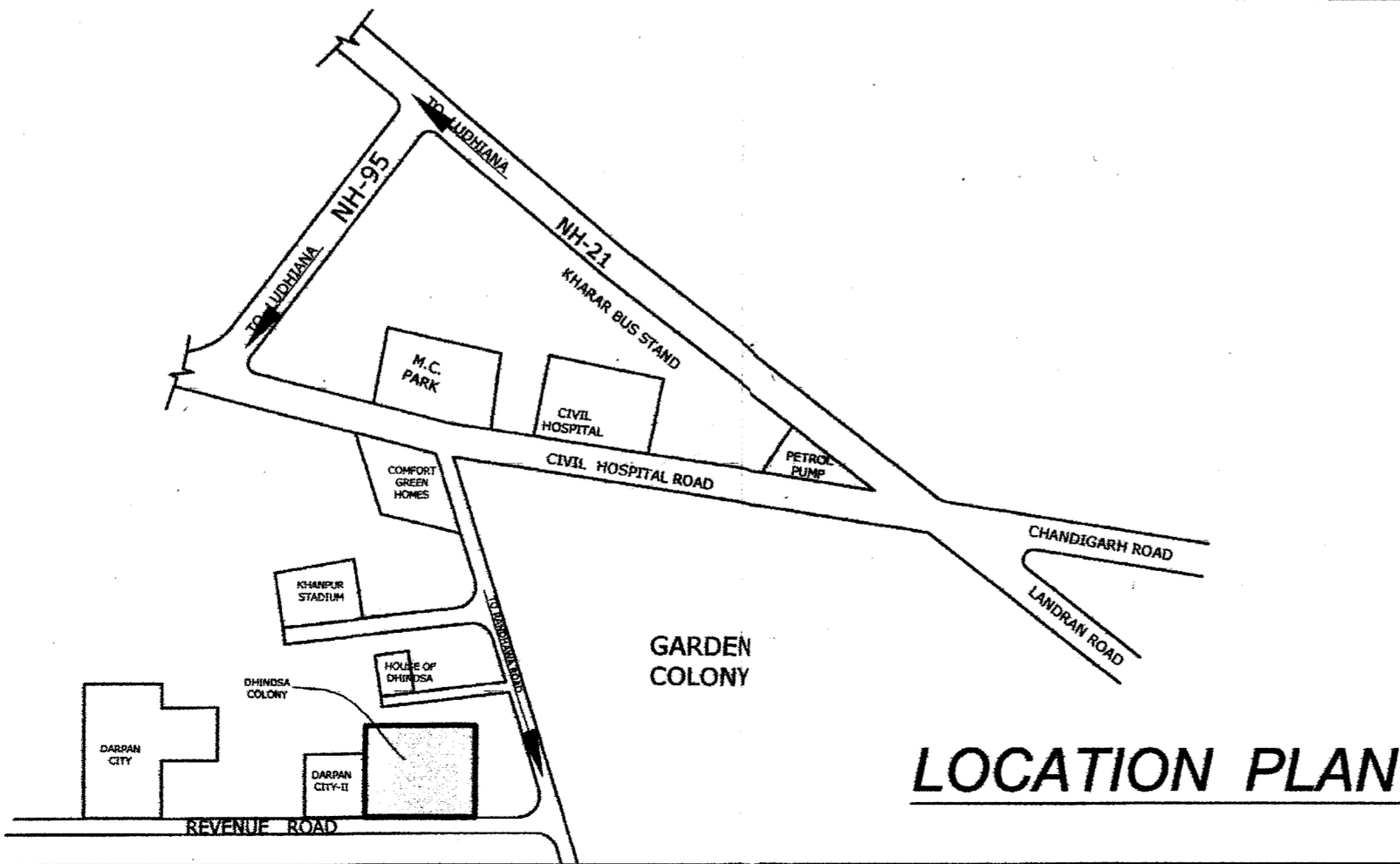
- PARK SHOWN AS
- BUILT UP AREA SHOWN AS
- UNSOLD RESI. AREA SHOWN AS
- SOLD RESI. AREA SHOWN AS

Jamail Seli

OWNER

Ar. Harpreet Kaur
 B.Arch, A.I.A., M.C.A., A.I.V.
 Reg. No. CA/2007/40704
 Valuer Regn. No. A-19899
 Shop No. 110, (G. F.) Friends Market,
 Opp. Bus Stand, Kharar (M) 093160-19368

ARCHITECT



LOCATION PLAN

LAYOUT PLAN