

Regularization Certificate for an Unauthorized Colony

From

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

To **Sh. Sahil Bansal s/o Sh Avtar Bansal
M/s Singla Builders and promoters.
Kharar.**

No. 1DDLG/ 35

Date 31/6/17

With reference to your online application no. 490680 dated.12-1-2017 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)	Sh. Sahil Bansal
ii)	Fathers Name (in case of individuals)	Sh. Avtar Bansal
iii)	Name of colony (if any)	Exotica floors, Kharar
iv)	Location (village with H.B.No)	H.B No 183
v)	Total area of colony in acres	6957.50 sq yard (1.43 acre)
vi)	Area sold (Acre-kanal-marla)	2241.37 sq yard (0.46 acre)
vii)	Area under common purpose (Acre-kanal-marla)	2767.29 sq yd. (0.57 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	3795.43 sq yd. (0.78 acre)
ix)	No.of plots saleable as per layout plan	46 Residential ,built up 17
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 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 c) No. of saleable plots d) No. of commercial plots e) No. of industrial plots f) No. of plots under any other saleable use.	3795.43 sq yard (57.83%) 46 residential - - -
xv)	Area under Public purpose with % age	2767.29 (41.16%)
xvi)	Public facilities provides in the colony, if any g) No. of parks/open .	2

	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.	- - - - -
xvii)	Area under roads with %age	2429.13 sq yd (37.01%)
xviii)	width of approach road	35'-0
xix)	width of internal road(mention range of width i.e 20'-40' etc)	35-0
xx)	Mode of payment received	By installment
xxi)	Demand draft/Cash	Demand draft
xxii)	Fees / charges received	Rs.370000.00
xxiii)	In case of payment by	D.D no 016210 dated 11-1-17,
xxiv)	Name of Drawee Bank	HDFC bank

D.A/ Approved layout)

Competent Authority
 Cur. Competent Authority Director
 Local Govt. Patiala.

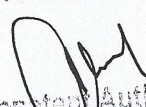
Residential Fee	6958x4400x4%	Rs 1224608.00
30%		Rs. 367382.00
amount paid		Rs. 370000.00
Balance payable		Rs. 854608.00

Payment Schedule 854608.00

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
1	1st installment within 180 days from date of approval	284869.00	51276.00	336145.00
2	2nd installment within 360 days from date of approval	284869.00	34184.00	319053.00
3	3rd installment within 540 days from date of approval	284870.00	17092.00	301962.00
	Total	854608.00	102552.00	957160.00

- Note:1) No separate notice shall be issued for the payment of installments.
 2) Executive officer ,MC Kharar vide letter no. 253 dated 24-3-2017, 327 dated 6-4-17 had informed to this office that 25% 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.
 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.

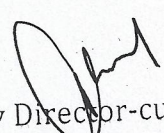

 Competent Authority
 Municipal Corporation
 Local Govt. Patiala.

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.

Dated: 11/06/17

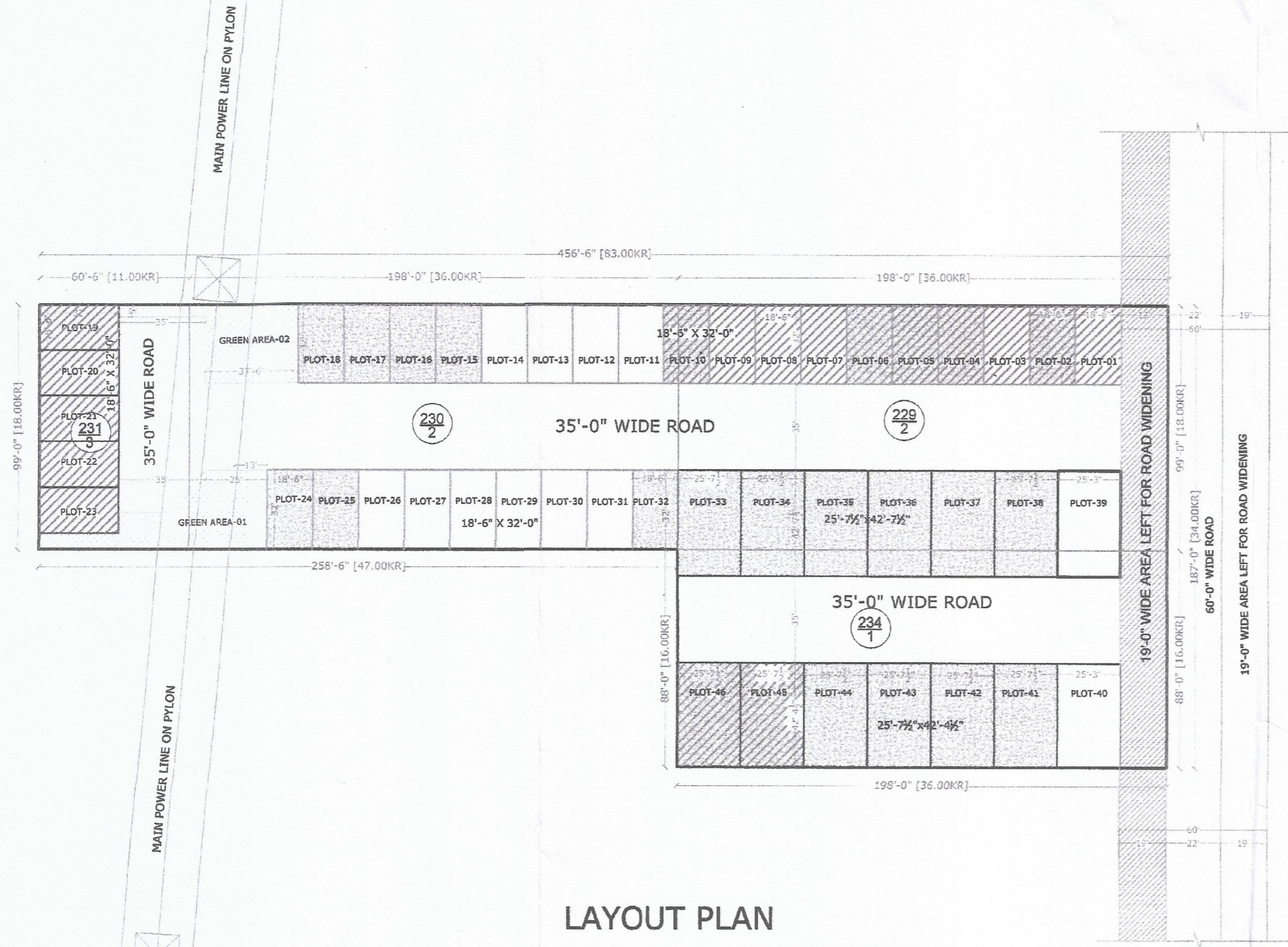
Endst. No. 1DDLG/ 36

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

103

LAYOUT PLAN FOR THE RESIDENTIAL COLONY "EXOTIC FLOORS" AT KHANPUR, TEHSIL KHARAR, DISTT. S.A.S. NAGAR (PB)



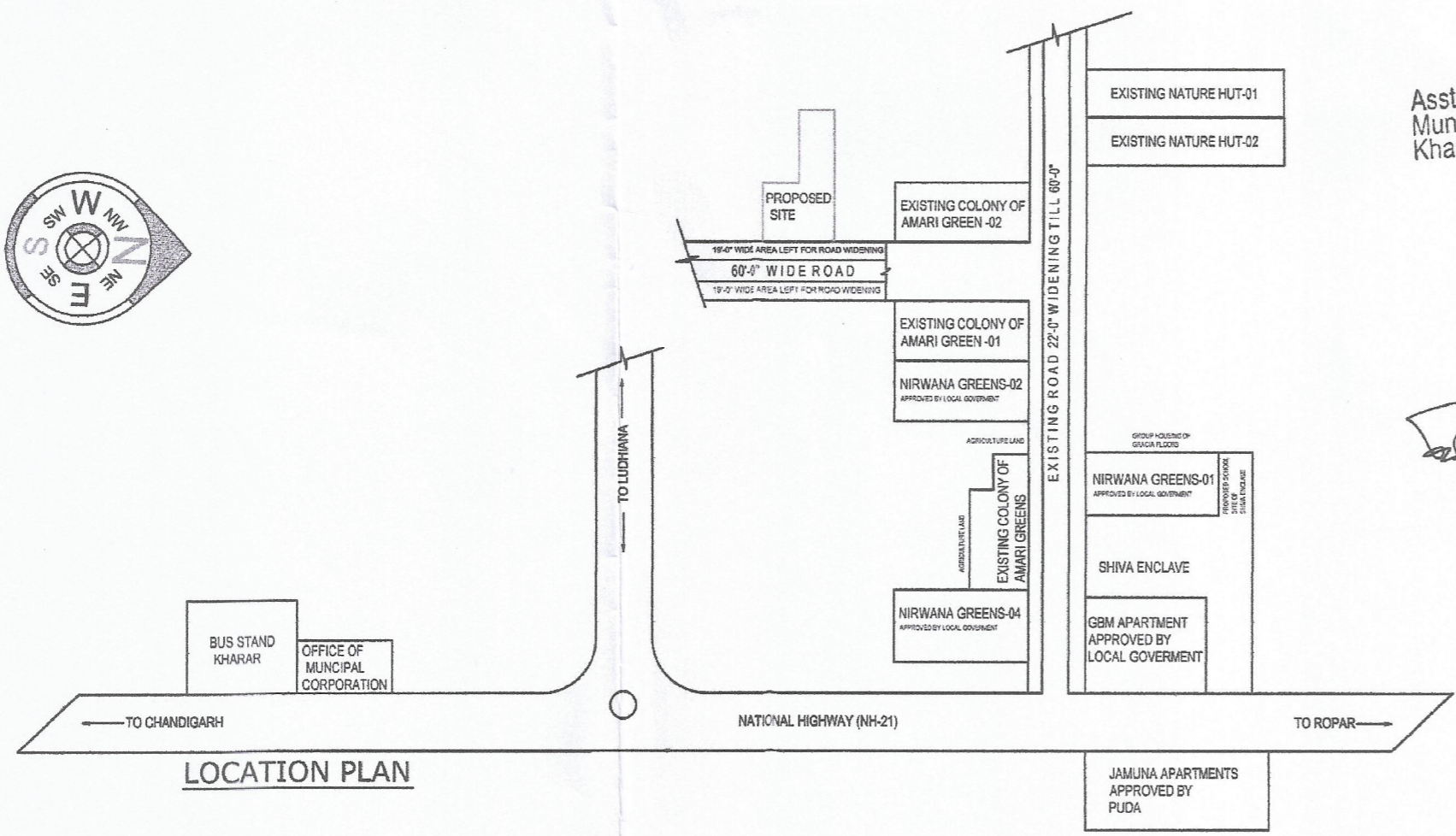
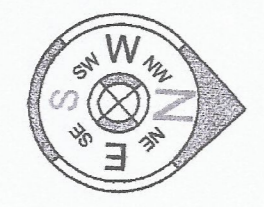
LAYOUT PLAN

DETAIL OF AREA

- TOTAL LAND AREA = 62617.50 SQ.FT. OR 6957.5 SQ.YDS.
- ROAD WIDENING AREA = 3553 SQ.FT. OR 394.78 SQ.YDS.
- AFTER ROAD WIDENING AREA = 59064.5 SQ.FT. OR 6562.72 SQ.YDS.
- AREA UNDER RESIDENTIAL PLOTS = 34158.87 SQ.FT. (OR) 3795.43 SQ.YDS. (57.83%)
- AREA UNDER PARK = 3043.47 SQ.FT. OR 338.16 SQ.YDS. (5.15%)
- AREA UNDER ROAD = 21862.17 SQ.FT. OR 2429.13 SQ.YDS. (37.01%)
- AREA OF SOLD PLOTS = 20172.75 SQ.FT. OR 2241.37 SQ.YDS (59.05%)
- AREA OF UNSOLD PLOTS = 13986.54 SQ.FT. OR 1554.06 SQ.YDS (40.94%)
- AREA UNDER ROAD & ROAD WIDENING = 25415.19 SQ.FT. OR 2823.91 SQ.YDS.
- NO. OF RESIDENTIAL PLOTS = 46 NOS.
- SOLD PLOTS = 24 NOS.
- BUILT UP PLOTS = 17 NOS.

AREA STATEMENT

RESIDENTIAL				
PLOT NO.	NOS.	SIZE	PLOT AREA (SQ.YD.)	TOTAL AREA (SQ.YD.)
1-32	32	18'-6" X 32'-0"	65.77 SQ.YD.	2104.88 SQ.YD.
33-38	6	25'-7½" x 42'-7½"	121.36 SQ.YD.	728.18 SQ.YD.
39	1	25'-3" x 42'-7½"	119.58 SQ.YD.	119.58 SQ.YD.
40	1	25'-3" x 42'-4½"	118.88 SQ.YD.	118.88 SQ.YD.
41-46	6	25'-7½" x 42'-4½"	120.65 SQ.YD.	723.91 SQ.YD.
TOTAL				3795.43 SQ. YD.



LOCATION PLAN

LOCATION PLAN

Asstt. Municipal Engineer
Municipal Council
Kharar

डॉ. व. व. व.
नगर बॉसल, पं. व. व.

As per field report of Eo M.C.
Municipal Engineer
Municipal Council
Kharar

Executive Officer
MUNICIPAL COUNCIL
KHARAR

OWNER
Singla Builders & Promoters Ltd.
Authorised Signatory

ARCHITECT
Architect & Supervisor
No. 150/151, S.A.S. Nagar, Mohali
9803103003