

## Regularization Certificate for an Unauthorized Colony

From

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

To **M/s Gupta Builders and prompters pvt. Ltd.**  
s.c.o No. 64-65, sector 17A,  
Chandigarh.  
GBP crest-1, Kharar

No. 1DDLG/ 81

Date

18-7-16

With reference to your online application no. 454068 dated 27-1-2015 the Regularization certificate for the colony, particular of which are given below, is hereby issued under section 4 of " The Punjab Laws (special provixon) Act 2013".

i)	Name of the Promoter(s)/ (Individual(s), company, Firm)	M/s Gupta Builders and prompters pvt. Ltd.
ii)	Fathers Name (in case of individuals)	-
iii)	Name of colony (if any)	G.B.P crest-1
iv)	Location (village with H.B.No)	Bhagomajra H.B No 75
v)	Total area of colony in acres	34600 sq yard (7.15acre)
vi)	Area sold (Acre-kanal-marla)	22490.66 sq yard (4.64 acre)
vii)	Area under common purpose (Acre-kanal-marla)	12109.34 sq yd. (2.50 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	-
ix)	No. of plots saleable as per layout plan	212
x)	Khasra Nos.	As per 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.	As per Annexure A Attached

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

As per Annexure B attached

xiv)	Saleable area with %age	22490.66 sq yard (65%)
	c) No. of saleable plots	197 Residential
	d) No. of commercial plots	-15 Commercial

	e) No. of industrial plots	-
	f) No. of plots under any other saleable use.	-
xv)	Area under Public purpose with % age	12109.34 (41.36%)
xvi)	Public facilities provides in the colony, if any g) No. of parks/open spaces with area. 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.	309.43 (0.90%) park - - - - - Parking 1314.77 (3.80%)
xvii)	Area under roads and parking with %age	12109.34 sq yd (41.36%)
xviii)	width of approach road	40'-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. 89443200 Rs. 690000.00
xxiii)	In case of payment by	D.D no 589036 dated 27-1-15 and 903597 dated 13-7-16
xxiv)	Name of Drawee Bank	SboP

D.A/ Approved layout)

  
Competent Authority

Residential Fee	32195.37 (34260 - 2404.63) x4000x4%	Rs 5151259.00
Commercial Fee	2404.63 (339.66 + 1314.77 + 10794.57/23805.43 x 1654.43) x4000x12%	Rs 1154223.00
Total Fees		Rs.6305482.00
25% amount		Rs.1576371.00
Amount paid		Rs. 1584432.00
Balance payable		Rs. 4721050.00

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Payment Schedule

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
1	1st installment within 180 days from date of approval	1573684.00	283263.00	1856947.00
2	2nd installment within 360 days from date of approval	1573683.00	188842.00	1762525.00
3	3rd installment within 540 days from date of approval	1573683.00	94421.00	1668104.00
	Total	4721050.00	566526.00	5287576.00

- Note:1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer vide letter no. 337 dated 12-7-2016 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 recommdation of Executive officer, STP and Municipal engineer.
  - 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.

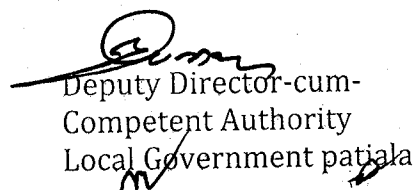
  
Competent Authority

This certificate is subject to the verification f 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/ 82

Dated: 18-7-16

423 A copy of the above is forwarded to the Executive officer, Municipal Council Dera Bassi with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately.

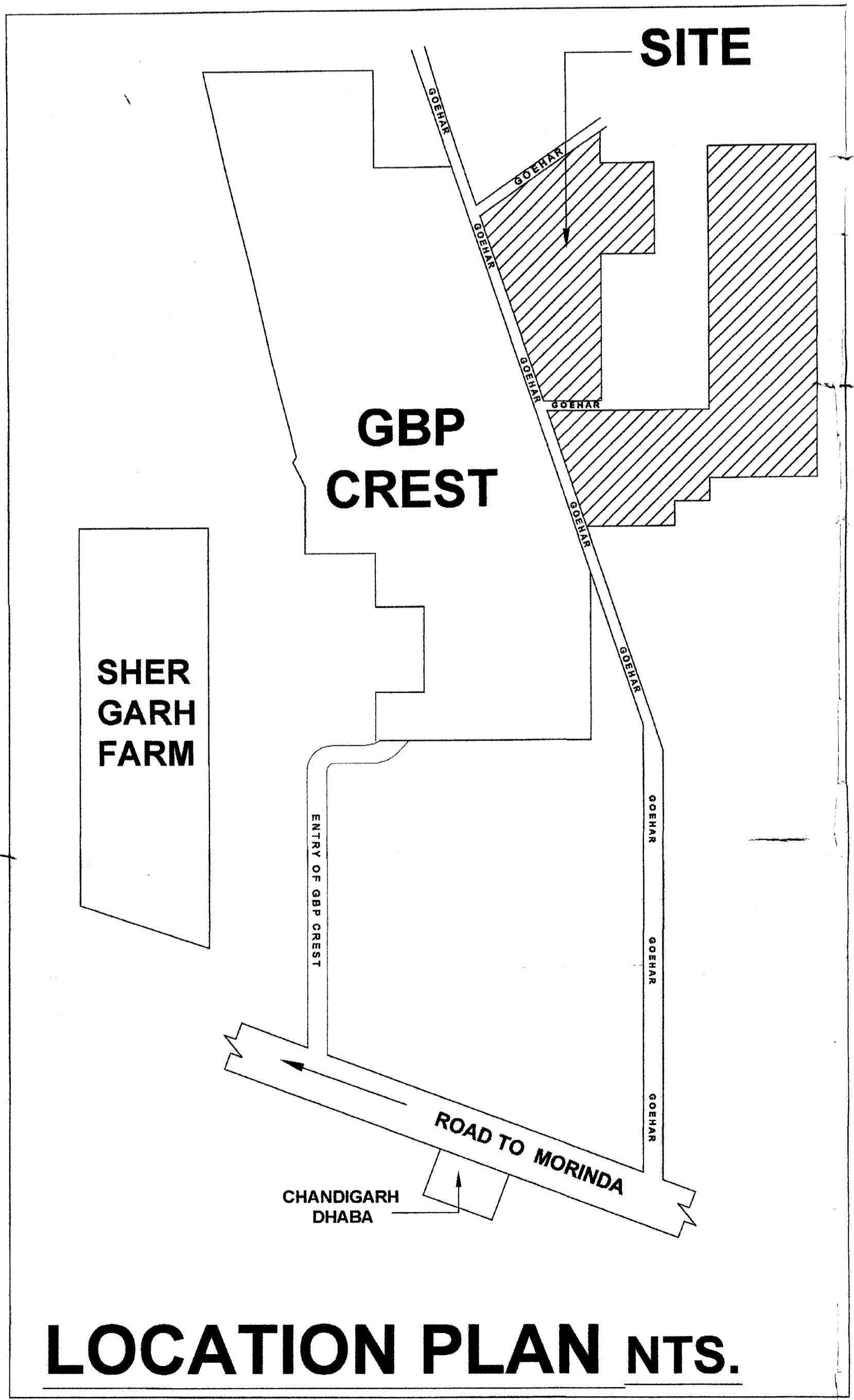
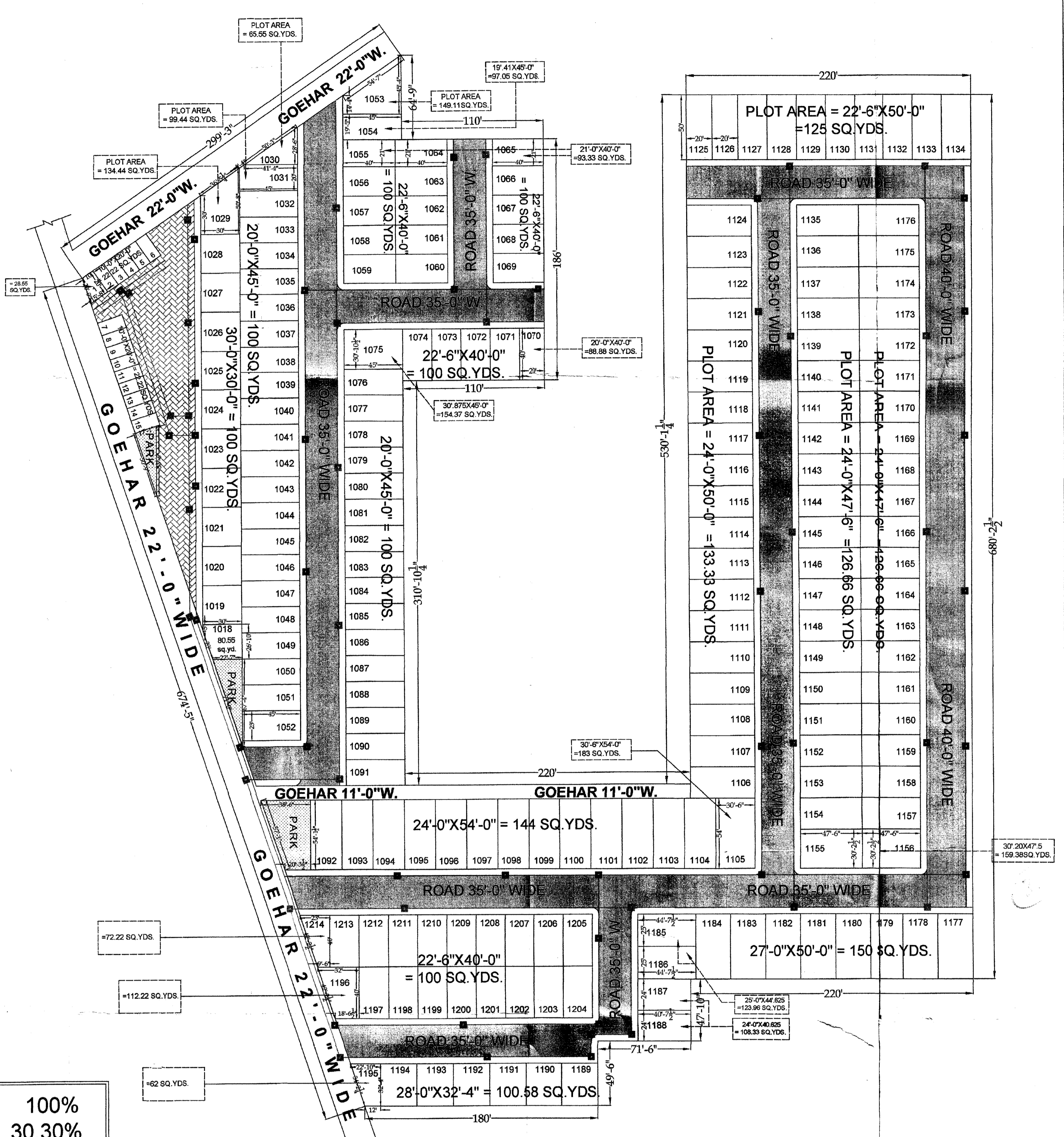
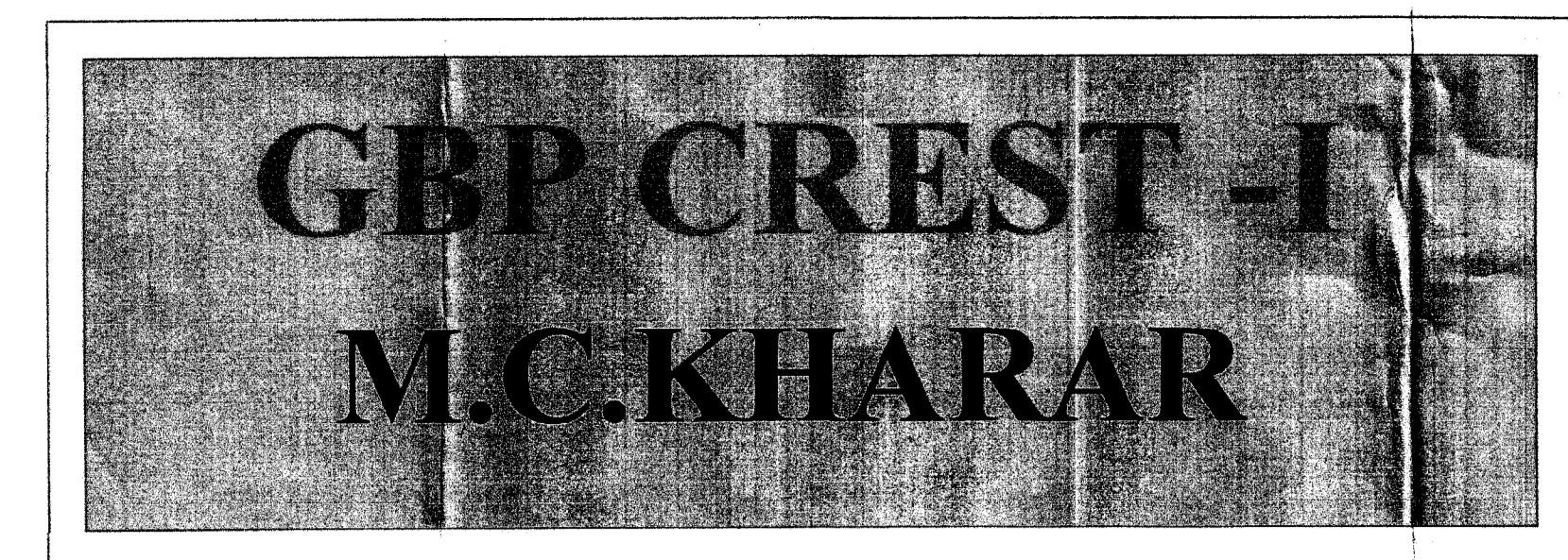
  
Deputy Director-cum-  
Competent Authority  
Local Government patjala

S.NO.	PLOT SIZE	AREA IN FEET	AREA IN SQ.YDS.	PLOT NO
<b>1 RESIDENTIAL PLOT</b>				
1	AS PER MAP	725	80.55	1018
2	30'-0"X30'-0"	900	100	1019
3	30'-0"X30'-0"	900	100	1020
4	30'-0"X30'-0"	900	100	1021
5	30'-0"X30'-0"	900	100	1022
6	30'-0"X30'-0"	900	100	1023
7	30'-0"X30'-0"	900	100	1024
8	30'-0"X30'-0"	900	100	1025
9	30'-0"X30'-0"	900	100	1026
10	30'-0"X30'-0"	900	100	1027
11	30'-0"X30'-0"	900	100	1028
12	AS PER MAP	1210	134.44	1029
13	AS PER MAP	590	65.53	1030
14	AS PER MAP	895	99.44	1031
15	20'-0"X45'-0"	900	100	1032
16	20'-0"X45'-0"	900	100	1033
17	20'-0"X45'-0"	900	100	1034
18	20'-0"X45'-0"	900	100	1035
19	20'-0"X45'-0"	900	100	1036
20	20'-0"X45'-0"	900	100	1037
21	20'-0"X45'-0"	900	100	1038
22	20'-0"X45'-0"	900	100	1039
23	20'-0"X45'-0"	900	100	1040
24	20'-0"X45'-0"	900	100	1041
25	20'-0"X45'-0"	900	100	1042
26	20'-0"X45'-0"	900	100	1043
27	20'-0"X45'-0"	900	100	1044
28	20'-0"X45'-0"	900	100	1045
29	20'-0"X45'-0"	900	100	1046
30	20'-0"X45'-0"	900	100	1047
31	20'-0"X45'-0"	900	100	1048
32	20'-0"X45'-0"	900	100	1049
33	20'-0"X45'-0"	900	100	1050
34	20'-0"X45'-0"	900	100	1051
35	23'-0"X45'-0"	1035	115	1052
36	AS PER MAP	1342	149.11	1053
37	19'-0"X45'-0"	873.45	97.05	1054
38	21'-0"X40'-0"	840	93.33	1055
39	22'-6"X40'-0"	900	100	1056
40	22'-6"X40'-0"	900	100	1057
41	22'-6"X40'-0"	900	100	1058
42	22'-6"X40'-0"	900	100	1059
43	22'-6"X40'-0"	900	100	1060
44	22'-6"X40'-0"	900	100	1061
45	22'-6"X40'-0"	900	100	1062
46	22'-6"X40'-0"	900	100	1063
47	21'-0"X40'-0"	840	93.33	1064
48	21'-0"X40'-0"	840	93.33	1065
49	22'-6"X40'-0"	900	100	1066
50	22'-6"X40'-0"	900	100	1067
51	22'-6"X40'-0"	900	100	1068
52	22'-6"X40'-0"	900	100	1069
53	20'-0"X40'-0"	800	88.88	1070
54	22'-6"X40'-0"	900	100	1071
55	22'-6"X40'-0"	900	100	1072
56	22'-6"X40'-0"	900	100	1073
57	22'-6"X40'-0"	900	100	1074
58	30'-10"X45'-0"	1389.37	154.37	1075
59	20'-0"X45'-0"	900	100	1076
60	20'-0"X45'-0"	900	100	1077
61	20'-0"X45'-0"	900	100	1078
62	20'-0"X45'-0"	900	100	1079
63	20'-0"X45'-0"	900	100	1080
64	20'-0"X45'-0"	900	100	1081
65	20'-0"X45'-0"	900	100	1082
66	20'-0"X45'-0"	900	100	1083
67	20'-0"X45'-0"	900	100	1084
68	20'-0"X45'-0"	900	100	1085
69	20'-0"X45'-0"	900	100	1086
70	20'-0"X45'-0"	900	100	1087
71	20'-0"X45'-0"	900	100	1088
72	20'-0"X45'-0"	900	100	1089

S.NO.	PLOT SIZE	AREA IN FEET	AREA IN SQ.YDS.	PLOT NO
<b>2 RESIDENTIAL PLOT</b>				
73	20'-0"X45'-0"	900	100	1090
74	20'-0"X45'-0"	900	100	1091
75	24'-0"X54'-0"	1296	144	1092
76	24'-0"X54'-0"	1296	144	1093
77	24'-0"X54'-0"	1296	144	1094
78	24'-0"X54'-0"	1296	144	1095
79	24'-0"X54'-0"	1296	144	1096
80	24'-0"X54'-0"	1296	144	1097
81	24'-0"X54'-0"	1296	144	1098
82	24'-0"X54'-0"	1296	144	1099
83	24'-0"X54'-0"	1296	144	1100
84	24'-0"X54'-0"	1296	144	1101
85	24'-0"X54'-0"	1296	144	1102
86	24'-0"X54'-0"	1296	144	1103
87	24'-0"X54'-0"	1296	144	1104
88	30'-6"X54'-0"	1647	183	1105
89	24'-0"X50'-0"	1200	133.33	1106
90	24'-0"X50'-0"	1200	133.33	1107
91	24'-0"X50'-0"	1200	133.33	1108
92	24'-0"X50'-0"	1200	133.33	1109
93	24'-0"X50'-0"	1200	133.33	1110
94	24'-0"X50'-0"	1200	133.33	1111
95	24'-0"X50'-0"	1200	133.33	1112
96	24'-0"X50'-0"	1200	133.33	1113
97	24'-0"X50'-0"	1200	133.33	1114
98	24'-0"X50'-0"	1200	133.33	1115
99	24'-0"X50'-0"	1200	133.33	1116
100	24'-0"X50'-0"	1200	133.33	1117
101	24'-0"X50'-0"	1200	133.33	1118
102	24'-0"X50'-0"	1200	133.33	1119
103	24'-0"X50'-0"	1200	133.33	1120
104	24'-0"X50'-0"	1200	133.33	1121
105	24'-0"X50'-0"	1200	133.33	1122
106	24'-0"X50'-0"	1200	133.33	1123
107	24'-0"X50'-0"	1200	133.33	1124
108	20'-0"X50'-0"	1080	120	1125
109	20'-0"X50'-0"	1080	120	1126
110	22'-6"X50'-0"	1125	125	1127
111	22'-6"X50'-0"	1125	125	1128
112	22'-6"X50'-0"	1125	125	1129
113	22'-6"X50'-0"	1125	125	1130
114	22'-6"X50'-0"	1125	125	1131
115	22'-6"X50'-0"	1125	125	1132
116	22'-6"X50'-0"	1125	125	1133
117	22'-6"X50'-0"	1125	125	1134
118	24'-0"X47'-6"	1140	126.66	1135
119	24'-0"X47'-6"	1140	126.66	1136
120	24'-0"X47'-6"	1140	126.66	1137
121	24'-0"X47'-6"	1140	126.66	1138
122	24'-0"X47'-6"	1140	126.66	1139
123	24'-0"X47'-6"	1140	126.66	1140
124	24'-0"X47'-6"	1140	126.66	1141
125	24'-0"X47'-6"	1140	126.66	1142
126	24'-0"X47'-6"	1140	126.66	1143
127	24'-0"X47'-6"	1140	126.66	1144
128	24'-0"X47'-6"	1140	126.66	1145
129	24'-0"X47'-6"	1140	126.66	1146
130	24'-0"X47'-6"	1140	126.66	1147
131	24'-0"X47'-6"	1140	126.66	1148
132	24'-0"X47'-6"	1140	126.66	1149
133	24'-0"X47'-6"	1140	126.66	1150
134	24'-0"X47'-6"	1140	126.66	1151
135	24'-0"X47'-6"	1140	126.66	1152
136	24'-0"X47'-6"	1140	126.66	1153
137	24'-0"X47'-6"	1140	126.66	1154
138	30'-2"X47'-6"	1434.5	159.38	1155
139	30'-2"X47'-6"	1434.5	159.38	1156
140	24'-0"X47'-6"	1140	126.66	1157
141	24'-0"X47'-6"	1140	126.66	1158
142	24'-0"X47'-6"	1140	126.66	1159
143	24'-0"X47'-6"	1140	126.66	1160
144	24'-0"X47'-6"	1140	126.66	1161

S.NO.	PLOT SIZE	AREA IN FEET	AREA IN SQ.YDS.	PLOT NO
<b>3 RESIDENTIAL PLOT</b>				
145	24'-0"X47'-6"	1140	126.66	1162
146	24'-0"X47'-6"	1140	126.66	1163
147	24'-0"X47'-6"	1140	126.66	1164
148	24'-0"X47'-6"	1140	126.66	1165
149	24'-0"X47'-6"	1140	126.66	1166
150	24'-0"X47'-6"	1140	126.66	1167
151	24'-0"X47'-6"	1140	126.66	1168
152	24'-0"X47'-6"	1140	126.66	1169
153	24'-0"X47'-6"	1140	126.66	1170
154	24'-0"X47'-6"	1140	126.66	1171
155	24'-0"X47'-6"	1140	126.66	1172
156	24'-0"X47'-6"	1140	126.66	1173
157	24'-0"X47'-6"	1140	126.66	1174
158	24'-0"X47'-6"	1140	126.66	1175
159	24'-0"X47'-6"	1140	126.66	1176
160	27'-0"X50'-0"	1350	150	1177
161	27'-0"X50'-0"	1350	150	1178
162	27'-0"X50'-0"	1350	150	1179
163	27'-0"X50'-0"	1350	150	1180
164	27'-0"X50'-0"	1350	150	1181
165	27'-0"X50'-0"	1350	150	1182
166	27'-0"X50'-0"	1350	150	1183
167	27'-0"X50'-0"	1350	150	1184
168	27'-0"X50'-0"	1350	150	1185
169	25'-0"X44'-7"	1115.6	123.96	1186
170	24'-0"X40'-7"	975	108.33	1187
171	24'-0"X40'-7"	975	108.33	1188
172	28'-0"X32'-4"	905.24	100.58	1189
173	28'-0"X32'-4"	905.24	100.58	1190
174	28'-0"X32'-4"	905.24	100.58	1191
175	28'-0"X32'-4"	905.24	100.58	1192
176	28'-0"X32'-4"	905.24	100.58	1193
177	28'-0"X32'-4"	905.24	100.58	1194
178	AS PER MAP	558	62	1195
179	AS PER MAP	1010	112.22	1196
180	22'-6"X40'-0"	900	100	1197
181	22'-6"X40'-0"	900	100	1198
182	22'-6"X40'-0"	900	100	1199
183	22'-6"X40'-0"	900	100	1200
184	22'-6"X40'-0"	900	100	1201
185	22'-6"X40'-0"	900	100	1202
186	22'-6"X40'-0"	900	100	1203
187	22'-6"X40'-0"	900	100	1204
188	22'-6"X40'-0"	900	100	1205
189	22'-6"X40'-0"	900	100	1206
190	22'-6"X40'-0"	900	100	1207
191	22'-6"X40'-0"	900	100	1208
192	22'-6"X40'-0"	900	100	1209
193	22'-6"X40'-0"	900	100	1210
194	22'-6"X40'-0"	900	100	1211
195	22'-6"X40'-0"	900	100	1212
196	22'-6"X40'-0"	900	100	1213
197	AS PER MAP	650	72.22	1214

S.NO.	PLOT SIZE	AREA IN FEET	AREA IN SQ.YDS.	PLOT NO
<b>1 COMMERCIAL PLOT</b>				
1	AS PER MAP	257	28.55	1
2	10'-0"X20'-0"	200	22.22	2
3	10'-0"X20'-0"	200	22.22	3
4	10'-0"X20'-0"	200	22.22	4
5	10'-0"X20'-0"	200	22.22	5
6	10'-0"X20'-0"	200	22.22	6
7	10'-0"X20'-0"	200	22.22	7
8	10'-0"X20'-0"	200	22.22	8
9	10'-0"X20'-0"	200	22.22	9
10	10'-0"X20'-0"	200	22.22	10
11	10'-0"X20'-0"	200	22.22	11
12	10'-0"X20'-0"	200	22.22	12
13	10'-0"X20'-0"	200	22.22	13
14	10'-0"X20'-0"	200	22.22	14
15	10'-0"X20'-0"	200	22.22	15



TOTAL AREA	= 34600.00 SQ.YDS	100%
STREET		