

From

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

To,

M/s Gillco Developers & Builders Pvt. Ltd.  
Gillco Valley Extension 4 Teh: Kharar Distt. S.A.S. Nagar

No. E.O/ 209

Dated 22/12/14

With reference to your application 415479 dated 02.12.2014 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	M/s Gillco Developers & Builders Pvt. Ltd.
II)	Fathers Name	
III)	Name of the Colony	Colony Gillco valley Ext. 4
IV)	Location (Village with H.B No)	Kharar H.B. No. 186
V)	Total area of colony in acres	5.168 Acre or (25016.75) Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	1.723 Acre ( 8340.83 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	1.959 Acre Or (9484.40 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal- Marla)	1.485 Acre Or (7191.52 Sq.yd)
IX)	No of Plots saleable as per layout plan.	118
(X)	Khasra No.	Kehwat No. Khotani No: 42/45 Khasra No. 4//21/2/2/2(2-0.5), 5//23/2(4-0), 24/2(4-0), 25/2(4-0), Kehwat No. Khotani No. 41/44 Khasra No. 4//21/2/1/2(2-0.5) , 5//23/1(4-0), 24/1(4-0), 25/1(4-0), Kehwat No. Khotani No. 40/43 Khasra No. 5//16/2(2-13), 17/1(2-13), 18/2(2-13), 19/1(1- 7), 22/2(4-0) Total Land 41 Kanal 7 Marle (5.168 Acre)
XI)	Type of colony (resi./ind./comm.)	Residential

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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		
<b>(A) Detail of land Purchased by the promoters</b>		
Sr. No.	Registered sale deed Area/Khasra No/ Date & Number	Registered Agreement Area/Khasra no/Date & Number Total area to sell

As per Annexure attached (A)

<b>(B) Detail of plots sold by the promoters through registered sale deed &amp; Agreement to sell</b>		
Sr. No.	Registered sale deed Area/Khasra no/ Date & Number	Registered Agreement Area/ Khasra no/ Date & Number Total area to sell

As per Annexure attached (B)

XIV)	Saleable area with % age a) No of residential plots b) No of commercial plots/ shops d) No of plots under any other saleable use	15532.35 Sq.yd Or (62.00 %) 118 ----- -----
XV)	Area under public purpose with %age	9484.40 Sq.yd Or (38.00 %)
XVI)	Public facilities provides in the colony if any A) No of parks/ open spaces with area 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	----- 1282.56 Sq.yd Or (5.22 %) ----- ----- ----- ----- -----
XVII)	Area under roads with %age	8201.84 Sq.yd Or (32.78 %)
XVIII)	Width of approach road	35"
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	35"
XX)	Mode of payment received	<b>Installment</b>
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received	Amount Rs 4,95,400/- + 7,42,950/-Total 12,38,350/-
	In case of payment	D.D.No. 204102 204138 Date 18.11.2014 22.12.2014 ICICI Bank Kharar

(D.A/ Approved layout/Service plans)



  
COMPETENT AUTHORITY

Total fee	
Residential 25016.75 X 4950 X 4%	49,53,366.00
Commercial	-----
Total	49,53,366.00
Amount paid	12,38,350.00
Balance amount	37,15,016.00

#### PAYMENT SCHEDULE

Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 <sup>st</sup> Installment with in 180 days from date of approval	12,38,339.00	2,22,902.00	14,60,678.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	12,38,339.00	1,48,601.00	13,86,940.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	12,38,338.00	74,301.00	13,12,639.00	
	<b>Total</b>	<b>37,15,016.00</b>	<b>4,45,804.00</b>	<b>41,60,257.00</b>	

- 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.

GILLCO SCHOOL

EXISTING PLOTS

कमल कौशल धरार  
Municipal Council

60'-0" WIDE ROAD

EXISTING PLOTS

EXISTING PLOTS

ROAD

EXISTING PLOT FOR GILLCO VALLEY

PLOT (27)  
23'-0" X 48'-6"

50'-0" WIDE ROAD

35'-0" WIDE ROAD

PLOT (22)  
23'-0" X 48'-6"

PARK  
786.78 SQ. YD.

PLOT (22)  
23'-0" X 48'-6"

PARK  
495.78 SQ. YD.

35'-0" WIDE ROAD

PLOT (27)  
23'-0" X 48'-6"

40'-0" WIDE ROAD

40'-0" WIDE ROAD

PLOT (5)  
29'-6" X 60'-0"

2007 2008 2009 2010 2011

40'-0" WIDE ROAD

PLOT (9)  
24'-3" X 48'-6"

2020 2019 2018 2017 2016 2015 2014 2013 2012

GATE

GATE

GILLCO TOWERS

ENT. →

ENT. →

Municipal Council

EXISTING PLOTS

Executive Officer  
Municipal Council  
Kharar

10'-0" WIDE RASTA

Asst. Municipal Engineer  
Municipal Council

SOLD PLOT

A per field report of Eo MC

SN

**PLAN FOR GILLCO VALLEY  
EXT-4  
KHARAR MOHALI**

TOTAL SITE AREA = 25016.75 Sq. yd.  
= 5.168 Acres

TOTAL SALEABLE AREA  
= 15532.35 Sq. yd.

GREEN AREA = 1282.56 Sq. yd.

AREA UNDER ROAD  
= 8201.84 Sq. yd.

S.No.	PLOT NO.	NO. OF PLOTS	AREA SQYD.	TOTAL AREA(Sqyd.)	% AREA
1.	2001-2006	6	195	1170	
2.	2007	1	203.33	203.33	
3.	2008-2011	4	196.67	786.68	
4.	2012-2019	8	130.68	1045.44	
5.	2020	1	137.41	137.41	
6.	2021,2047,2092, 2118	4	134.72	538.89	
7.	2022-2046, 2048-2091, 2093-2117	94	123.94	11650.60	
TOTAL SALEABLE AREA				15532.35	62%
GREEN AREA				1282.56	5.22%
AREA UNDER ROADS				8201.84	32.78%
SOLD PLOTS				=53.68%	
UNSOLD PLOTS				=46.31%	
NON SALEABLE AREA				=38%	

OWNER:

Authorised Signatory  
M.C. Kharar, Distt. Mohali

ARCHITECT:

Balwinder Kaur  
B.K. CREATIVE ARCHITECTS  
Architect, Mohali  
Regd. License No. 72/2012  
M.C. Kharar, Distt. Mohali