

From

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

To,

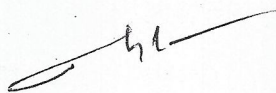
Sh. Jasbir Kumar S/o Sh. Gurdas Ram  
Sh. Ramesh Kumar S/o Sh. Shadi Ram  
Sh. Sudagar Singh S/o Arjun Singh  
Sh. Sabhjit Singh S/o Sudagar Singh  
Manav Enclave Teh: Kharar Distt. S.A.S. Nagar

No. E.O/ 185

Dated 5/11/2014

With reference to your application 236652 dated 18.11.2013 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. Jasbir Kumar S/o Sh. Gurdas Ram Sh. Ramesh Kumar S/o Sh. Shadi Ram Sh. Sudagar Singh S/o Arjun Singh Sh. Sabhjit Singh S/o Sudagar Singh
II)	Fathers Name	Sh. Sabhjit Singh S/o Sudagar Singh
III)	Name of the Colony	Manav Enclave
IV)	Location (Village with H.B No)	Kharar H.B. No. 184
V)	Total area of colony in acres	4.14 Acre or (20057.88) Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	1.093 Acre ( 5294.81 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	1.297 Acre Or (6280.00 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal- Marla)	1.752 Acre Or (8483.07 Sq.yd)
IX)	No of Plots saleable as per layout plan.	126
(X)	Khasra No.	As Per Annexure -A Attached
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	





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

As per Annexure attached (A)

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

As per Annexure attached (B)

XIV)	Saleable area with % age	13777.88 Sq.yd Or (68.69 %)
	a) No of residential plots	126
	b) No of commercial plots/ shops	----
	d) No of plots under any other saleable use	----
XV)	Area under public purpose with %age	6280.00 Sq.yd Or (31.31 %)
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	----
XVII)	Area under roads with %age	6280.00 Sq.yd Or (31.31 %)
XVIII)	Width of approach road	11"
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	30"
XX)	Mode of payment received	<b>Installment</b>
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount Rs	1,96,650/-+5,47,999/-Total 7,44,649/-
	In case of payment G.8.No.	39/269 005333
	Date	10.09.2013 29.10.2014
	The Chandigarh State Co-op. Bank Ltd.	

(D.A/ Approved layout/Service plans)

  
COMPETENT AUTHORITY



Total fee	
Residential 20057.89 X 4950 X 2%	19,85,731.00
Commercial	----
50 % Penalty	9,92,866.00
Total	29,78,597.00
Amount paid	7,44,650.00
Balance amount	22,33,947.00

**PAYMENT SCHEDULE**

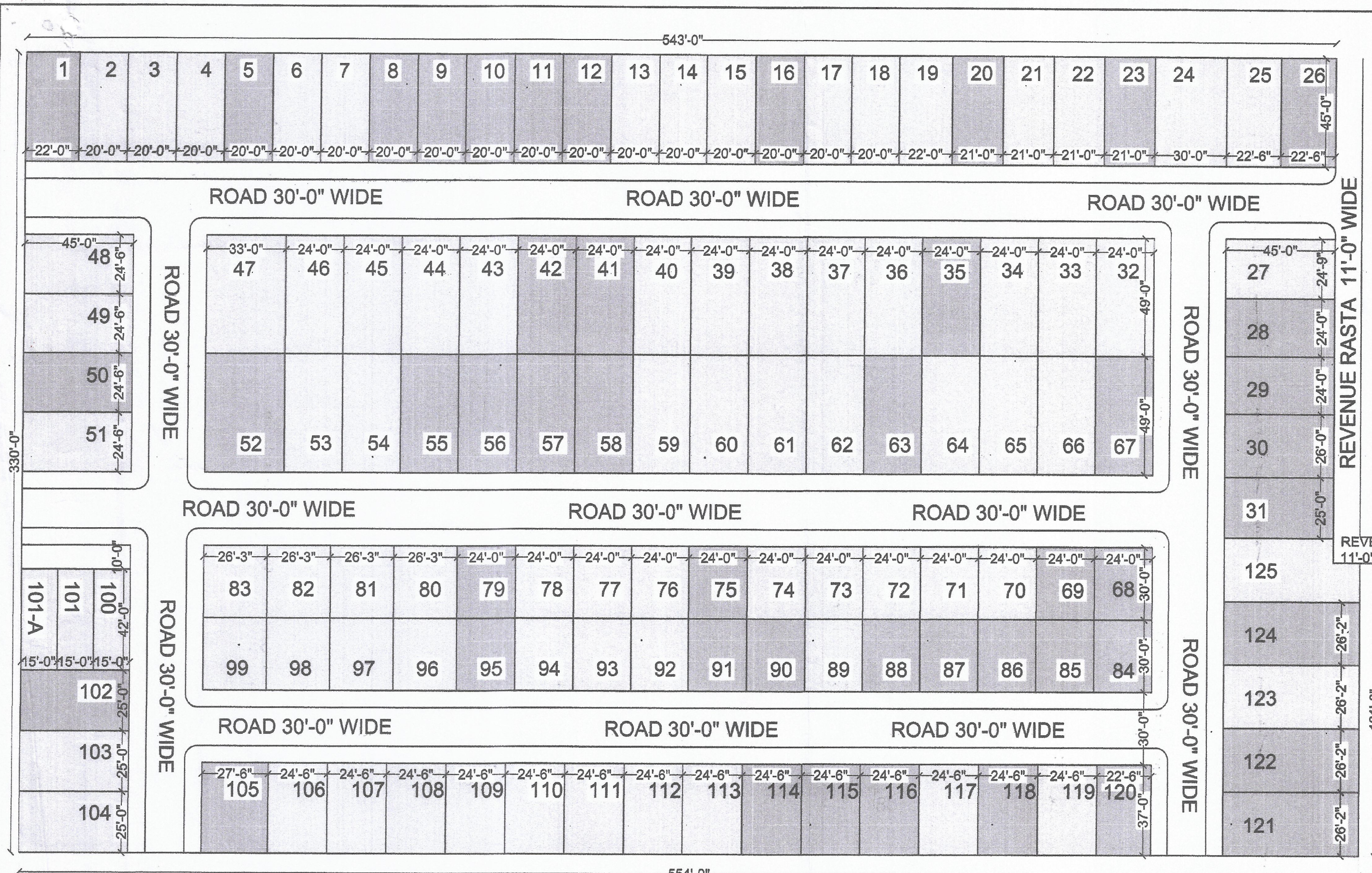
Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 <sup>st</sup> Installment with in 180 days from date of approval	7,44,649.00	1,34,037.00	8,78,686.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	7,44,649.00	89,358.00	8,34,007.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	7,44,649.00	44,679.00	7,89,328.00	
	<b>Total</b>	<b>22,33,947.00</b>	<b>2,68,074.00</b>	<b>25,02,021.00</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 .

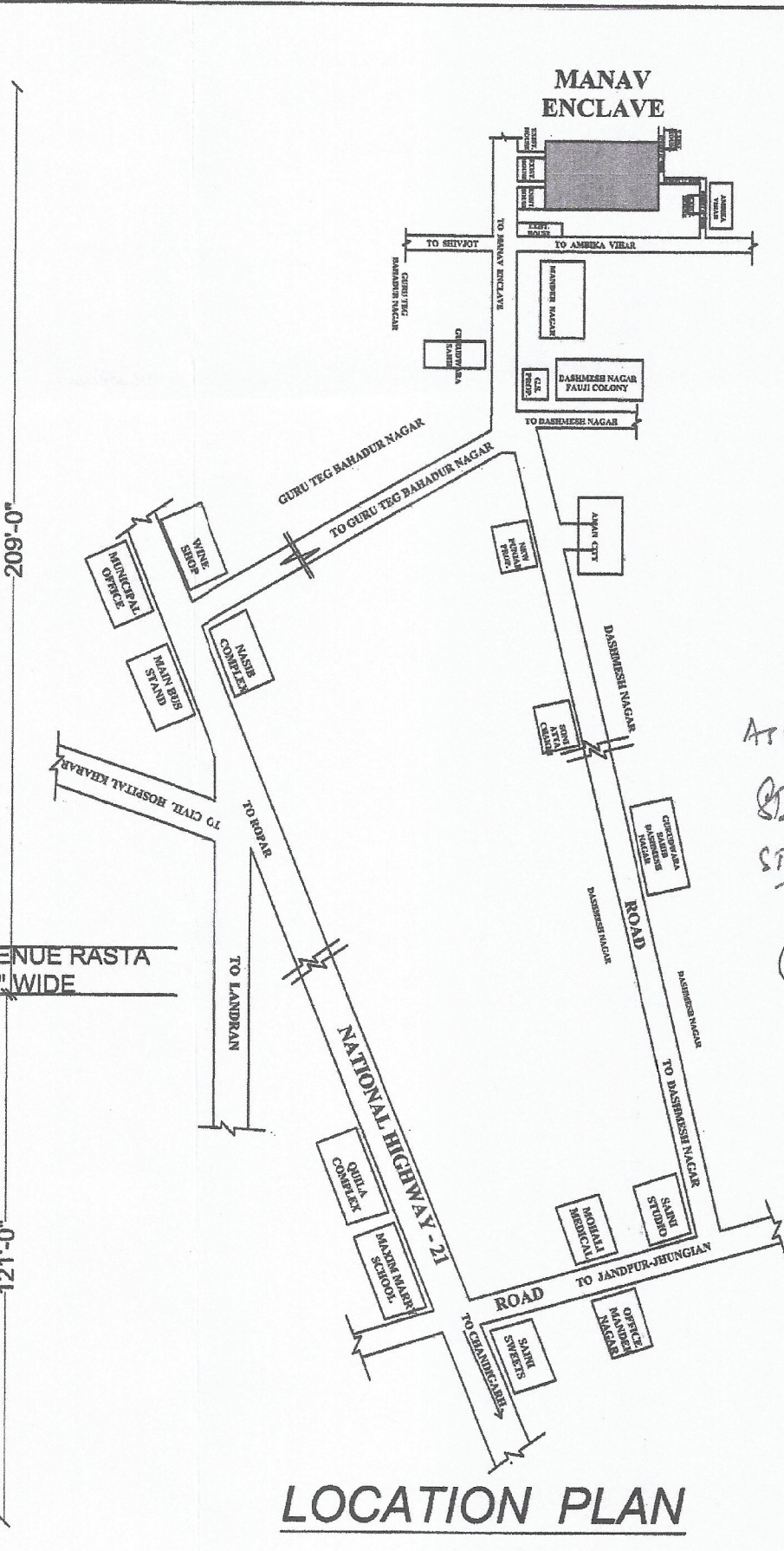
  
**COMPETENT AUTHORITY**

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.





LAYOUT PLAN



LOCATION PLAN

LAYOUT PLAN FOR "MANAV ENCLAVE" KHARAR, TEHSIL-KHARAR, DISTT.S.A.S.NAGAR

DETAIL OF AREA

TOTAL LAND AREA = 180521 SQFT = 20057.88 SQYDS  
 AREA OF RESIDENTIAL PLOTS/HOUSES = 124001 SQFT = 13777.88 SQYDS (68.69%)  
 AREA OF ROADS = 56520 SQFT = 6280 SQYDS (31.31%)  
 AREA OF UNSOLD RESIDENTIAL PLOTS = 76347.71 SQFT = 8483.07 SQYDS (61.57%)  
 AREA OF SOLD RESIDENTIAL PLOTS = 47653.29 SQFT = 5294.81 SQYDS (38.43%)

As per field report of some  
 13.8.14  
 Han

UNSOLD RESIDENTIAL AREA SHOWN AS   
 SOLD RESIDENTIAL AREA SHOWN AS

*Ranbir Singh*

OWNER

*Ranbir Singh*  
 SUKMANI BUILDERS PLANNERS  
 Architect, Valuers, Estimators  
 Regd. No. 70  
 Ph: 98763-3108  
 Email: karni@pun

ARCHITECT