

Regularization Certificate for an Unauthorized Colony

From

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

To

**Sh. Satinder Singh S/o Diyal Singh,
Sh. Mohan Singh & Sh. Jagmohan Singh S/o
Surjit Singh.**

No. ATP-DDLG-/18/

Date

With reference to your online application no. **490010** dated **11-01-2017** 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. Satinder Singh S/o Diyal Singh Sh. Mohan Singh & Sh. Jagmohan Singh S/o Surjit Singh |
| ii) | Fathers Name (in case of individuals) | - |
| iii) | Name of colony (if any) | Mata Gujri Avenue, Bhagamajra |
| iv) | Location (village with H.B.No) | H.B No 75 |
| v) | Total area of colony in acres | 59473 sq yard (12.287 acre) |
| vi) | Area sold (Acre-kanal-marla) | 11921 sq yard (2.46 acre) (152 Plots) |
| vii) | Area under common purpose (Acre-kanal-marla) | 29793.07 sq yd. (6.15 acres) |
| viii) | Saleable area still with the promoter (Acre-Kanal-marla) | 17758.92sq yd. (3.66 acre) (223 Plots) |
| ix) | No. of plots saleable as per layout plan | Residential 355 Commercial 20 Total 375 |
| x) | Khasra Nos. | Attached Annexure A |
| xi) | Type of colony (Resi/comm/ind) | Residential and Commercial |
| xii) | Year of establishment of colony | After 17-8-2007 |
| xiii) | Detail of purchase of land as per registrered 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 Residential plots f) No. of plots under any other saleable use. | 29679.92 sq yard (49.90%) 375 20 355 |
| xv) | Area under Public purpose with % age | |
| xvi) | Public facilities provides in the colony, if any g) No. of parks/open . 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. | 3 - - - - - |

| | | |
|--------|--|---|
| xvii) | Area under roads with %age | 25806.63 Sq.yds |
| xviii) | width of approach road | 157' & 60' |
| 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.10,50,000 + Rs. 15,66,812 + Rs. 28,52,325 |
| xxiii) | In case of payment by | D.D no 072922 dated 11-1-17, DD no. 180368 dated 27-9-17, DD no. 180369 dated 27-9-17 |
| xxiv) | Name of Drawee Bank | HDFC Bank Andhra Bank, Andhra Bank. |

D.A/ Approved layout)


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| | | |
|-----------------|----------------------------------|----------------------|
| Residential Fee | <u>58806.33x4x3261.66</u> 100 | Rs 7672250/- |
| Commercial Fee | <u>666.66x12x3261.66</u> 100 | Rs. 260935/- |
| | Total | Rs. 7933185/- |
| 25% | | Rs. 1983296 |
| amount paid | | Rs. 5469137 |
| Balance payable | | Rs. 2464050 |

Payment Schedule 508838.00

| Sr.no | Installments | Amount | Interest 12% P.A | Total amount |
|-------|---|----------------|---------------------|--------------------|
| 1 | 1st installment within 180 days from date of approval | 8,21,350/- | 1,47,843/- | 9,09,193/- |
| 2 | 2nd installment within 360 days from date of approval | 8,21,350/- | 98,560/- | 9,19,910/- |
| 3 | 3rd installment within 540 days from date of approval | 8,21,350/- | 49,281/- | 8,70,631/- |
| | Total | 2464050 | 2,95,684/- | 27,59,734/- |

- Note:1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer, MC Kharar vide letter no. 331 dated 6-4-2017, 415 dated 27-4-17 had informed to this office that 30% 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.
- 7) That the colony developer will liable to leave the plot no. P480-A area 141.34 got for drinking water tube well / OHSR and Plot No. P365 area 159.61 sq.yds for sewerage treatment plant (STP) without any compensation for public use.

sd/-
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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.

Endst. No. ATT-DDLG/18/ 80

Dated: 21/03/18

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.~~

