

From

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

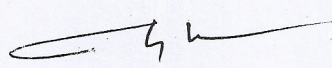
To,

Sh. Manjit Singh S/o Sh. Balbir Singh,
Sh. Jaspreet Singh S/o Sh. Rajinder Singh
No. 63 Street No. 5 Ward No. 2
Sukhram Colony Ropar Distt. Ropar.

No. E.O/ 148Dated 20.6.14

With reference to your application 278510 dated 28.12.2013 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. Manjit Singh S/o Sh. Balbir Singh, Sh. Jaspreet Singh S/o Sh. Rajinder Singh # No. 63 Street No. 5 Ward No. 2
II)	Fathers Name	Sukhram Colony Ropar Distt. Ropar.
III)	Name of the Colony	Navraj Enclave
IV)	Location (Village with H.B No)	Village Khunimajra H.B. -187
V)	Total area of colony in acres	1.00 Acre or 4840 Sq.Yd
VI)	Area Sold (Acre-Kanal-Marla)	0.658 Acre (3180.02 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.280 Acre Or (1359.72 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	0.062 Acre Or (300.26 Sq.yd)
IX)	No of Plots saleable as per layout plan.	23
(X)	Khasra No.	5//17(8-0), 18/1(1-16), 5//24(8-4)
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	



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

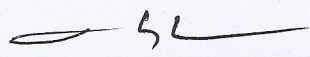
As per Annexure attached (A)

(B) Detail of plots sold by the promoters through registered sale deed & Agreement to sell		
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	3480.28 Sq.yd Or (71.90 %) 23 ----- -----
XV)	Area under public purpose with %age	1359.72 Sq.yd Or (29.10 %)
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	1359.72 Sq.yd Or (29.10 %)
XVIII)	Width of approach road	16'6"
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	44' 6"
XX)	Mode of payment received	Installment
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received In case of payment by	Amount Rs. 53,607/- + D.D.No. 433642 , Dated 15.11.2013 UCO Bank
		1,00,000/- Total 1,53,607/- 030326 18.06.2014 PNB Bank

(D.A/Approved layout/Service plans)


COMPETENT AUTHORITY

Total fee	
Residential 4840/- X 4950 X 2%	4,79,160.00
25 % Late Penalty	1,19,790.00
Total	5,98,950.00
Amount paid	1,53,607.00
Balance amount	4,45,343.00

PAYMENT SCHEDULE

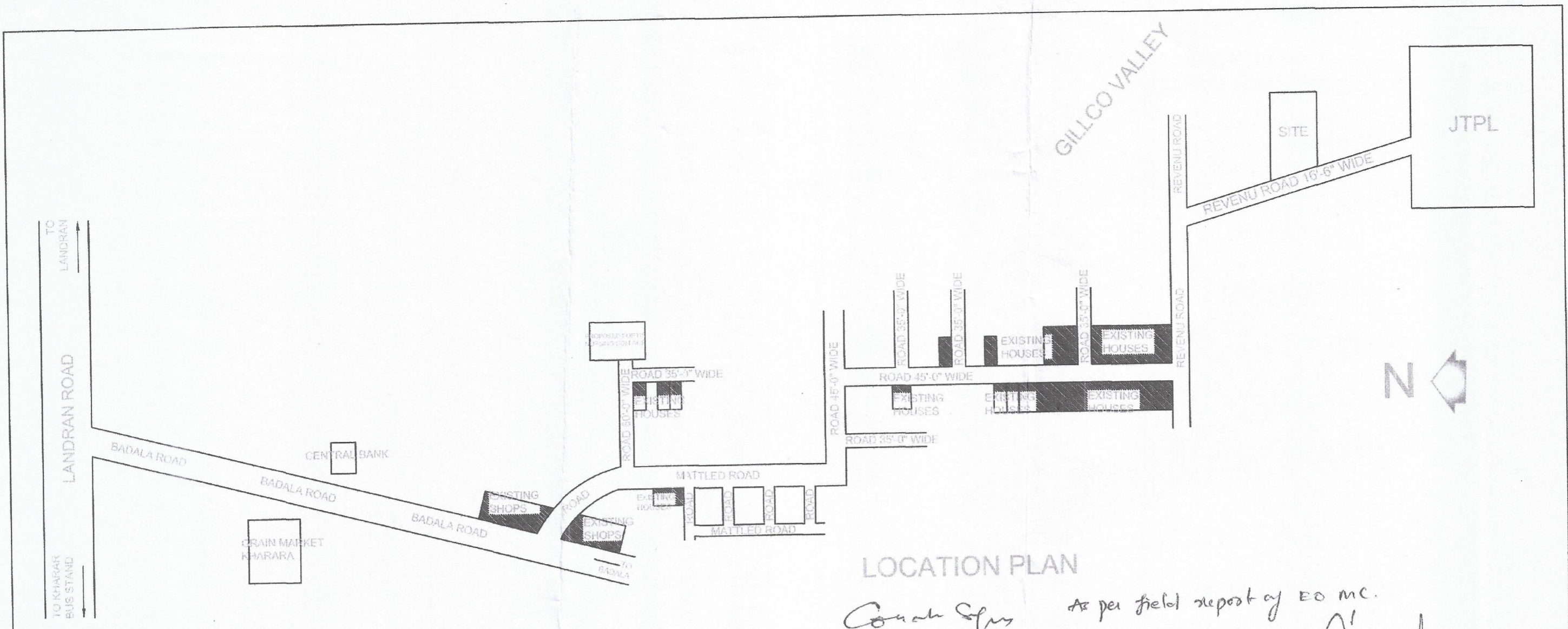
S.No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 st Installment with in 180 days from date of approval	1,48,448.00	26,720.00	1,75,168.00	
2	2 nd Installment with in 360 days from date of approval	1,48,448.00	17,813.00	1,66,261.00	
3	3 rd Installment with in 540 days from date of approval	1,48,447.00	8907.00	1,57,354.00	
	Total	4,45,343.00	53,440.00	4,98,783.00	

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 .

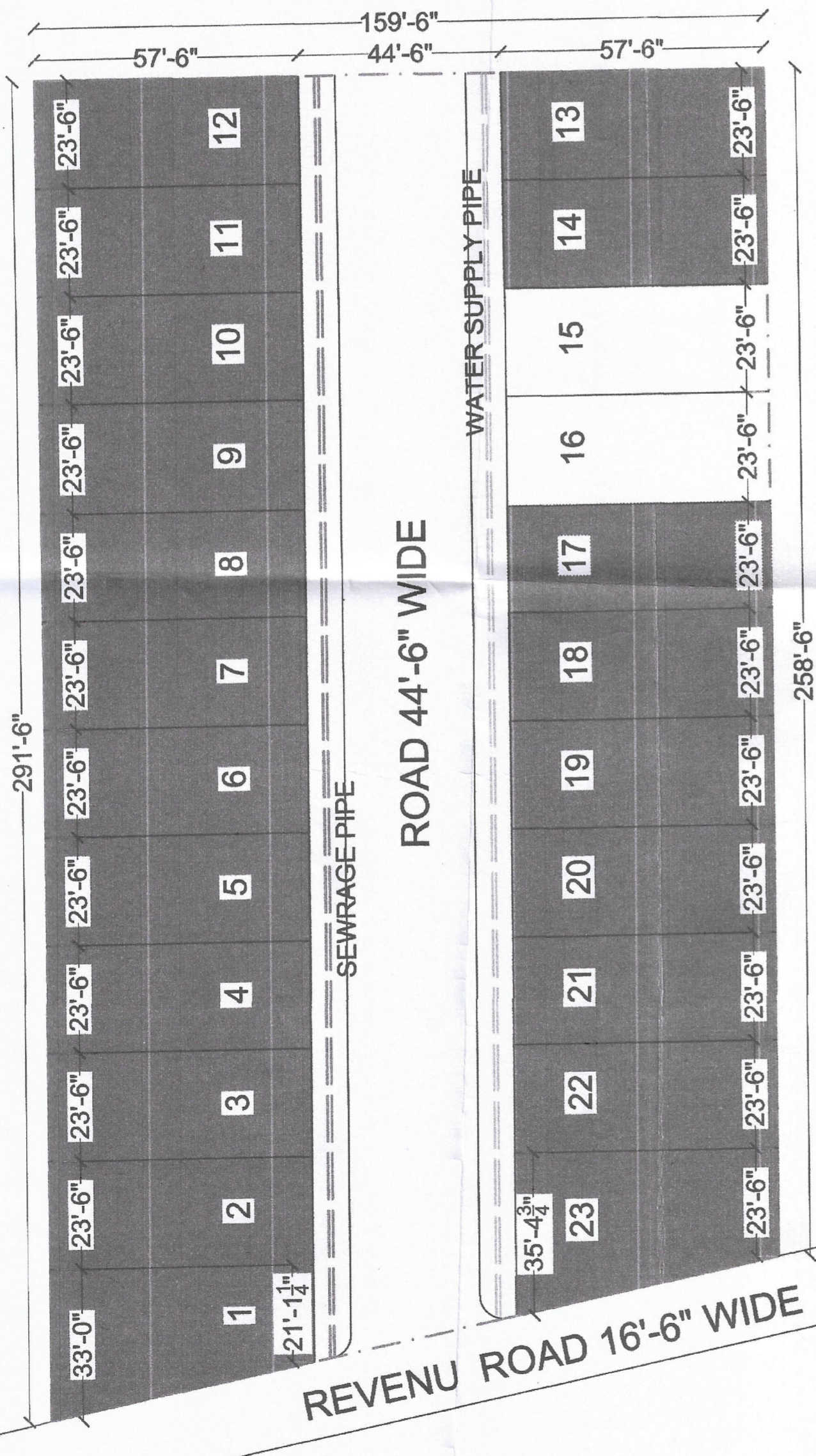

COMPETENT AUTHORITY

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.



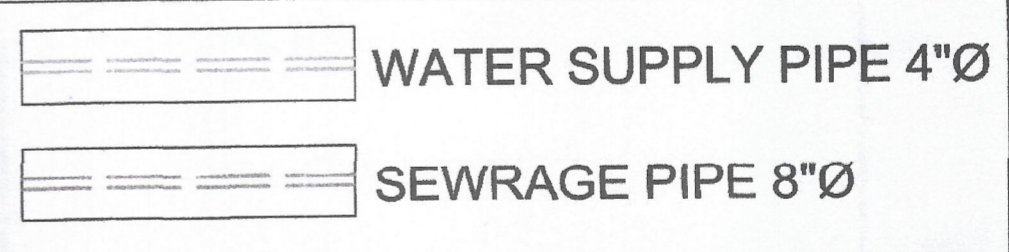
LOCATION PLAN
 As per field report of EO MC.
 Date: 19.6.14

डिप्टी इंजीनियर
 एम-वैपीएल मजरा, खरार,
 जिल्ला स.स. नगर, पंजाब



SHOWING LAYOUT PLAN
COLONY "NAVRAJ ENCLAVE"
ADJOINING J T P L COLONY
KHOONI MAJRA, TEHSIL
KHARAR, DISTT. S.A.S.
NAGAR

DETAIL OF AREA
 TOTAL LAND AREA = 4840 SQ.YD. OR 1 ACRES
 AREA UNDER RESIDENTIAL PLOTS = 3480.28 SQ. YD. (71.90%)
 AREA UNDER ROADS = 1359.72 SQ. YD. (28.10%)
 SOLD PLOTS AREA = 3180.02 SQ.YD.
 UNSOLD PLOTS = 300.26 SQ.YD.
 NO.S OF PLOT = 23
 NO.S OF SOLD PLOT = 21



Maryt Singh
 OWNER

ARCHITECT
 B. Singh
 SUMERU BUILDERS PLANNERS
 Architect, Valuers, Estimators
 Regd. No. 70
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