

From

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

To,

Smt Karamjit Kaur W/o Sh. Sucha Sifgh  
Smt Jaswinder Kaur , Smt. Parminderjit Kaur, &  
Smt. Sukhwinder Kaur D/o Sh. Sucha Singh  
Pride Enclave Village Khanpur MC. Kharar Distt. Mohali

No. E.O/244

Dated 31/12/14

With reference to your application 426635 Dated 29.12.2014 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)	Smt Karamjit Kaur W/o Sh. Sucha Sifgh Smt Jaswinder Kaur , Smt. Parminderjit Kaur, &Smt. Sukhwinder Kaur D/o Sh. Sucha Singh
II)	Fathers Name	Village Khanpur MC. Kharar Distt. Mohali
III)	Name of the Colony	Pride Enclave
IV)	Location (Village with H.B No)	Village Khanpur MC. Kharar H. B. No. 183
V)	Total area of colony in acres	2.72 Acre or 13175.33 Sq.Yd
VI)	Area Sold (Acre-Kanal-Marla)	1.087 Acre ( 5264.15 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.986 Acre Or (4774.41 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	0.648 Acre Or ( 3136.770Sq.yd)
IX)	No of Plots saleable as per layout plan.	70+21 Total 91
(X)	Khasra No.	Khata No. 145/149,150/154,151/155 Khasra No. 539(4-9), 542(5-3), 543(4-16), 544(4-16), 547(4-16), 548(4-16), 550(3-16), 551(3-3), 546(4-16), 545(4-16), 553(5-0), Out of 13 Bigha 4 Biswa 2.72 Acre Total Land 50 Bigha 7 Biswa
XI)	Type of colony (resi./ind./comm.)	Residential/Commercial
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	

— 22

<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	8400.92 Sq.yd Or (63.76 %)
	a) No of residential plots	70
	b) No of commercial plots/ shops	21
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	4774.41 Sq.yd Or (36.24 %)
XVI)	Public facilities provides in the colony if any	----
	A) No of parks/ open spaces with area	665.70 Sq Yds. 5.05 %
	B) No of schools with area	----
	C) No of community/Club & Swimming Pul 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	4108.71 Sq.yd Or (31.19 %)
XVIII)	Width of approach road	22"
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 7,00,000/- Total 7,00,000/-	
	In case of payment	D.D.No.182760
		Dated 26.12.2014
		Punjab National Bank Kharar

(D.A/ Approved layout/Service plans)

  
COMPETENT AUTHORITY

Pride Enclave

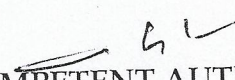
Total fee	
Residential $7823.15 \times 4950 \times 4\%$	15,48,984.00
Commercial $577.77 \times 13000$	9,01,321.00
Total	24,50,305.00
Amount paid	7,00,000.00
Balance amount	17,50,305.00

**PAYMENT SCHEDULE**

S. 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	5,83,435.00	1,05,018.00	6,88,453.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	5,83,435.00	70,012.00	6,53,447.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	5,83,435.00	35,006.00	6,18,441.00	
	Total	17,50,305.00	2,10,036.00	19,60,341.00	

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

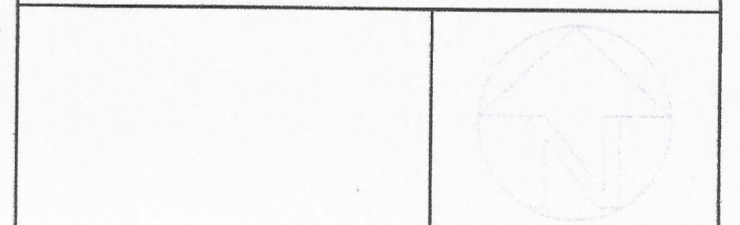
This Certificate is subject to the verification of the information and the bank draft Submitted by the applicant. If any information provided by the applicant is found false/ Incorrect At any stage, the compounding of the offence shall stand with drawn and penal action against the Applicant shall be initiated.

# LAYOUT PLAN FOR "PRIDE ENCLAVE" AT RAKBA-KHANPUR TEHSIL-KHARAR DISTT. S.A.S.NAGAR

## DETAIL OF AREA

TOTAL LAND AREA=118578.00 SQFT  
 =13175.33 SQYD = 2.72 ACRES  
 AREA UNDER PLOTS =75608.33 SQFT  
 = 8400.93 SQYDS (63.76%)  
 AREA UNDER RESIDENTIAL PLOTS  
 =70408.33 SQFT= 7823.15 SQYDS  
 = (59.37%)  
 AREA UNDER COMM. PLOTS  
 =5200 SQFT=577.77 SQYDS (4.39%)  
 AREA UNDER ROADS/PARKING  
 = 36978.35 SQFT =4108.71 SQYDS  
 = (31.19%)  
 AREA UNDER PARKS = 5991.32 SQFT  
 =665.70 SQYDS (5.05%)  
 AREA UNDER SOLD RESIDENTIAL  
 PLOTS =44127.35 SQFT  
 =4903.04 SQYDS (62.67%)  
 AREA UNDER SOLD COMM. PLOTS  
 =3250 SQFT= 361.11 SQYDS (62.50%)  
 NO. OF RESIDENTIAL PLOTS = 70  
 NO. OF COMMERCIAL PLOTS = 21  
 TOTAL NO. OF PLOTS = 91

SOLD RESIDENTIAL AREA SHOWN AS   
 SOLD COMMERCIAL AREA SHOWN AS



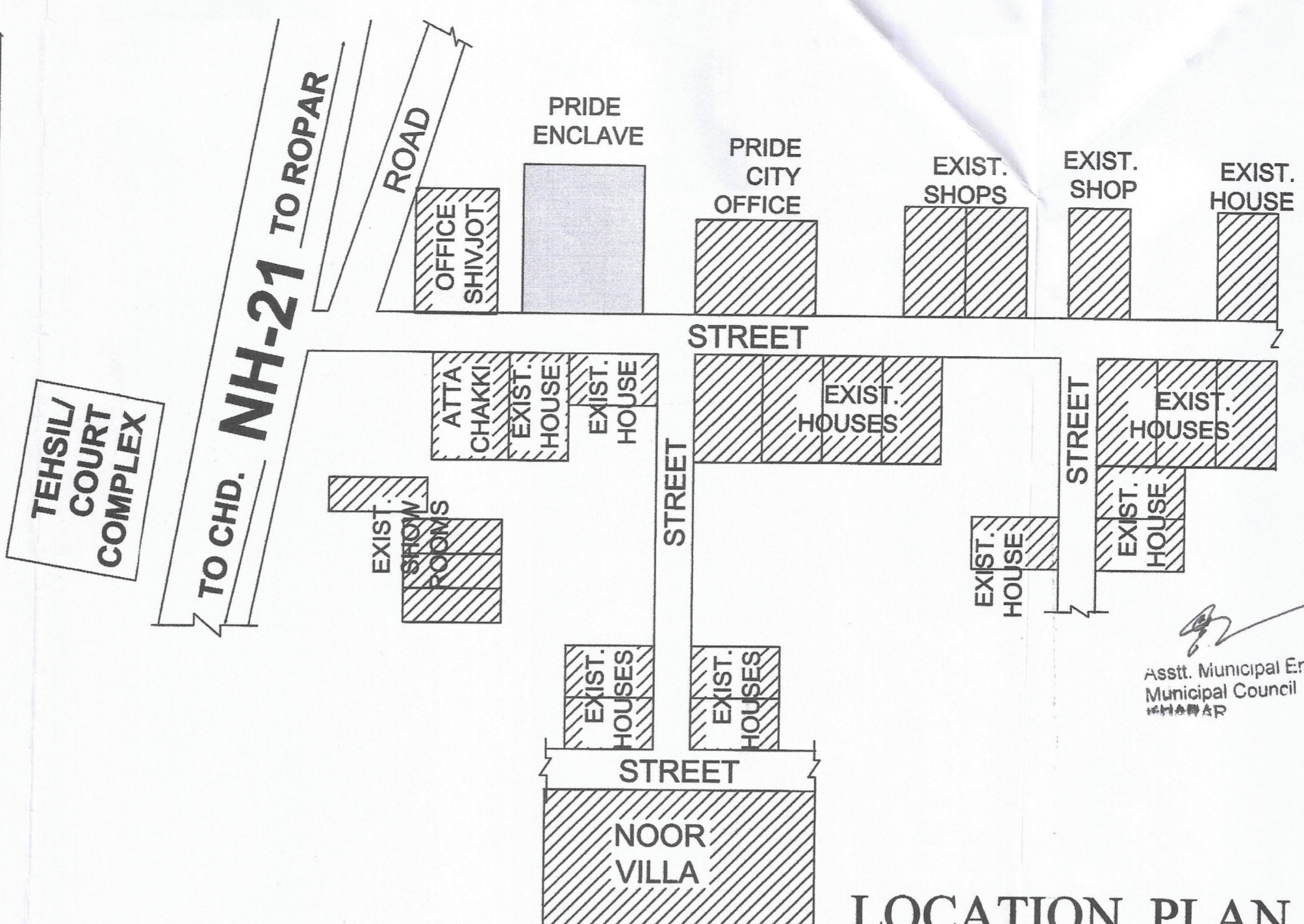
*Parninderjit*

Jasminde kaur

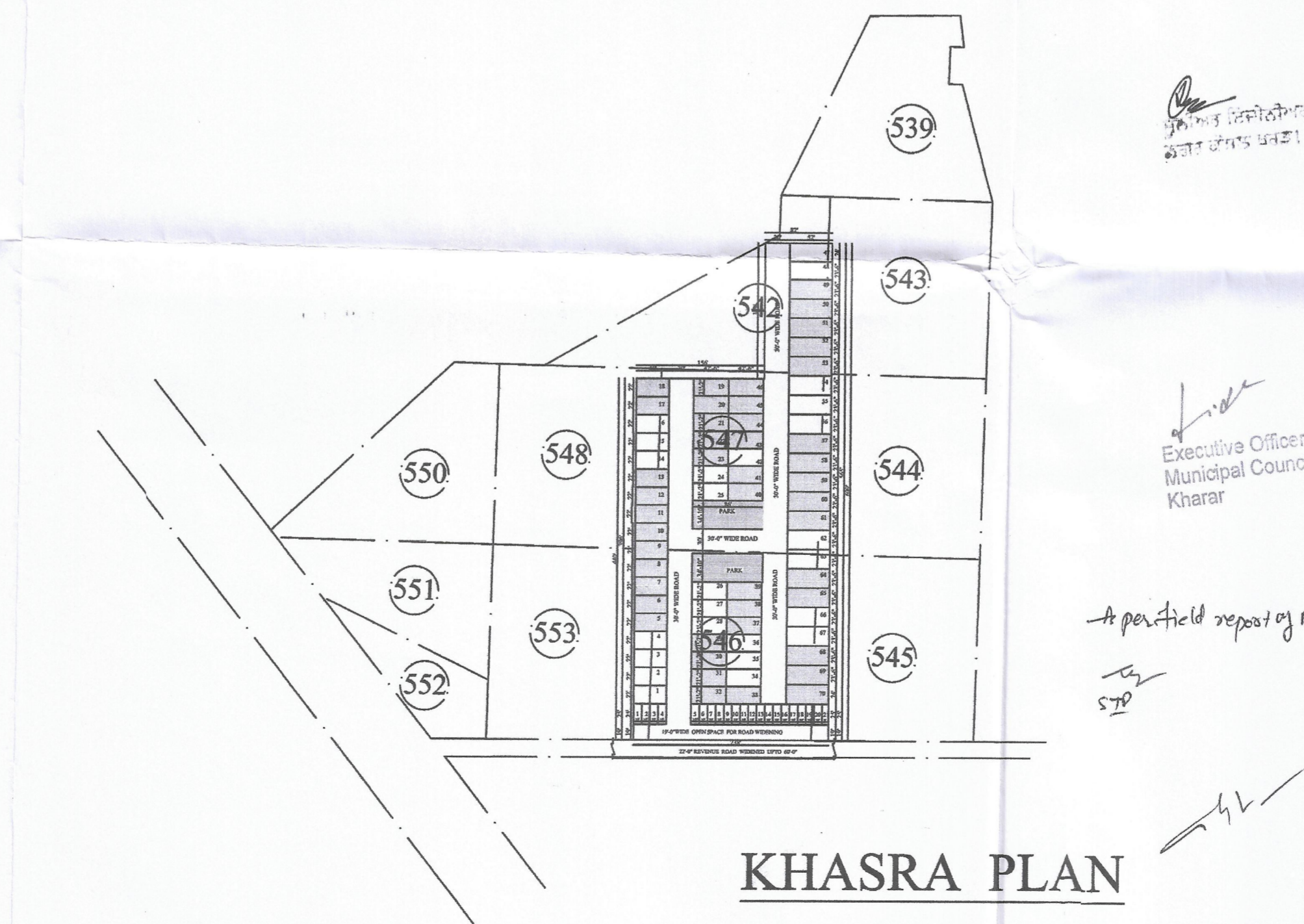
**OWNER**

*Ar. Harpreet Kaur*  
 B.Arch, A.I.A., M.C.A., A.I.V.  
 Approved Valuer & Architect  
 Reg. No. CA/2007/40704  
 Valuer Regn. No. A-19899  
 Mobile : 093160-19368

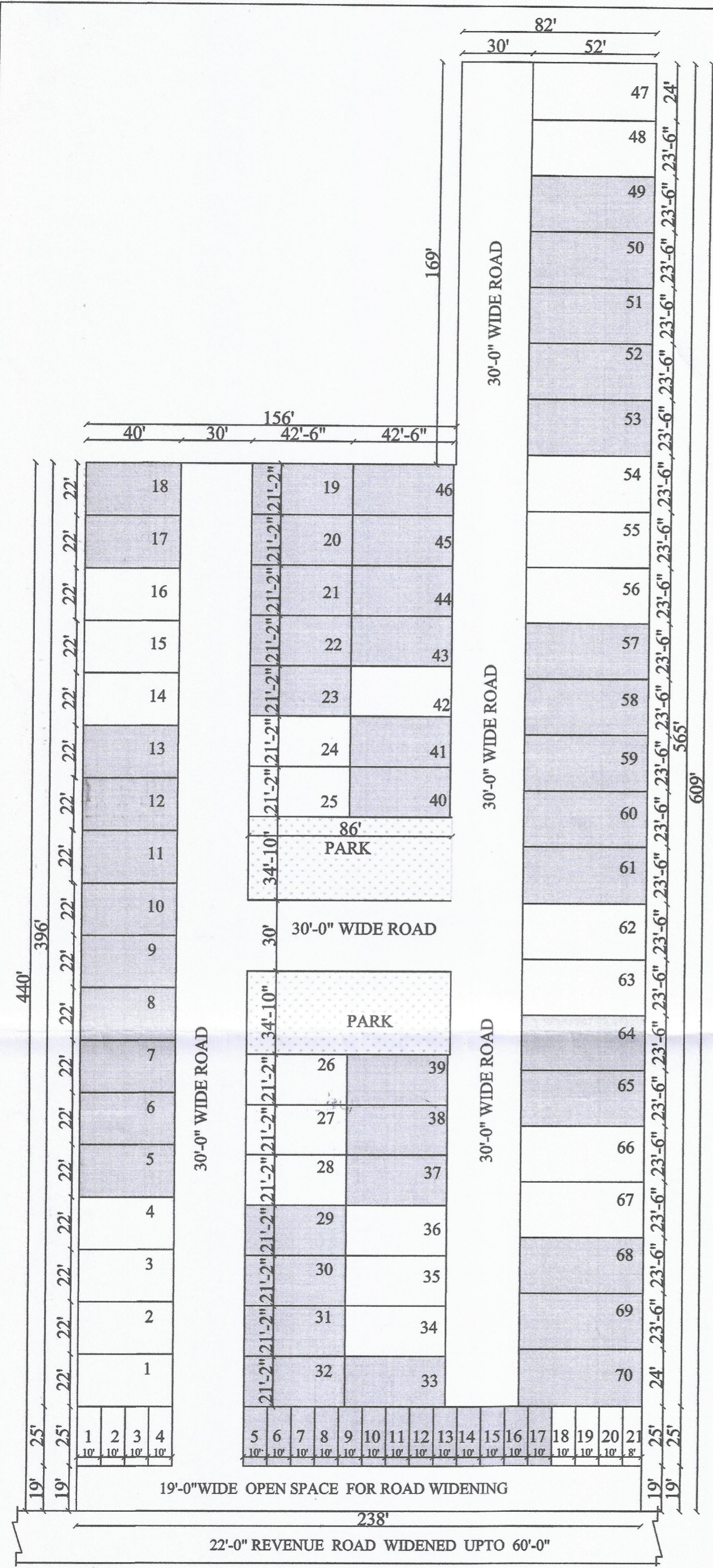
**ARCHITECT**



**LOCATION PLAN**



**KHASRA PLAN**



**LAYOUT PLAN**

Asstt. Municipal Engineer  
 Municipal Council  
 Kharar

*Parninderjit*  
 30-11-14  
 Harar

*Ar. Harpreet Kaur*  
 Executive Officer  
 Municipal Council  
 Kharar

A per field report of B.O.M.C.  
 570