

Regularization Certificate for an Unauthorized Colony

From

Competent Authority,
Cum -Deputy Director
Local Government
Patiala,

To

Sh Kamal Kalia s/o Ramesh Kalia
Rajesh Gupta s/o Hans Raj Gupta,
Smt Parminder Kaur w/o Jagmohan Singh,
Tarandeep singh s/o Jagjit Singh
Sh Manjit singh- Baljit Singh s/o Surinder Singh

RAJ KAMAL HOMES
Village Jandpur

No 1DDLG/ 11

Date 16-4-15

With reference to your on line application no 453811 dated 27/1/2015 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 Kamal Kalia s/o Ramesh Kalia Rajesh Gupta s/o Hans Raj Gupta, Smt Parminder Kaur w/o Jagmohan Singh, Tarandeep singh s/o Jagjit Singh Sh Manjit singh- Baljit Singh s/o Surinder Singh
ii)	Father's Name (in Case of individuals)	Ramesh Kalia Hans Raj Gupta Jagmohan Singh, Jagjit Singh Surinder Singh
iii)	Name of Colony (if any)	RAJ KAMAL HOMES
iv)	Location (Village with H.B No)	Vill. Jandpur H.B NO -28 Tehsil ,Kharar
v)	Total area of Colony in acres	2016 Sq yd (0.41Acres)
vi)	Area Sold (acre- kanal- Marla)	1526 Sq.yds(0.31 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	490 Sq.yds (0.10Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	Nil
ix)	No. of plots saleable as per layout plan. Plots sold	12 No's Residential 12
x)	Khasra No's	Khewat/Khatauni no 314/350 Khasra no 32//2/2 (0-12), 3/1/1/1(1-13), 23//22/2/1(2-13), 23/1/1(1-7)
xi)	Type of colony (Resi / Indl / Comm.)	Residential

(ii)	Year of establishment of the colony	After 17.08.2007
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xiii) Detail of Purchase of Land as per registered sale deed and registered agreement to sell by the promoter

Detail of the Land Purchased By the Promoter

A) As per annexure A Attached

Detail of Land Sold Through sale deed / Agreement to sell by the Promoter.

As per annexure B Attached

xiv)	Saleable area with % age a) No. of residential Plots b) No. of Commercial Plots / shops c) No. of industrial plots d) No. of plots under any other saleable use	1526 Sq.yds (75.69%) 12 NIL NIL NIL
xv)	Area under Public Purpose with %	490 Sq.yds (24.31%)
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. community centre with area d) STP, water works and OHSR e) Dispensary/ health centre f) Any other Public use	Nil NIL NIL NIL NIL NIL
xvii)	Area under roads and parking with % age	490 Sq.yds (24.31%)
xviii)	Width of approach road	22''
xix)	Width of Internal roads (Mention rang of width i.e. 20' - 40' etc)	35'
xx)	Mode of Payment Received	Inst <input type="checkbox"/> Lump Sum <input type="checkbox"/>
xxi)	Demand Draft / Cash	Demand Draft
xxii)	Fees / Charges Received	Rs40000/- & 60,000/-
xxiii)	In case of Payment by`	Deposited by D.D no 250626 Dt. 27.1.2015,&no 250682 Dt 25.3.2015
xxiv)	Name of Drawee Bank	Bank of Baroda

(D.A / Approved Layout)

TOTAL FEE

Residential Fee 2016 X 4950 X 4%	=	Rs 3,99,168/-
Commercial Area	=	-
Total	=	Rs 3,99,168/-
25%	=	Rs 99,792/-
Amount Paid	=	Rs 1,00,000/-
Balance Payable (75%)	=	Rs 2,99,168/-

[Signature]
Competent Authority

Payment Schedule of remaining 75% amount i.e Rs 2,99,168

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount	Payment Received
1	1 st Installment Within 180 Days From the date of Approval	99723.00	17950.00	1,17,673.00	
2	2 nd Installment Within 360 Days From the date of Approval	99723.00	11967.00	1,11,690.00	
3	3 rd Instalment With in 540 Days From the date of Approval	99722.00	5983.00	1,05,705.00	
	Total	2,99,168.00	35900.00	3,35,068.00	

- 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 and any of the conditions of the policy of the government found violated the Regularization Certificate granted shall be liable to be withdrawn.
 3) This Regularisation 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.

g.c. 
 Competent Authority


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 -1DDLG/ *12*

Dated *16-4-15*

A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar in continuation of its office letter no 50 dated 15.4.2015 for information and necessary action.

*Recd
 E.g. Copy
 Jee.*

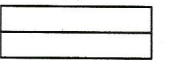
g.k. 
 Deputy Director-Cum-
 Competent Authority
 Local Government, Patiala.
B R

LAYOUT PLAN FOR "RAJ-KAMAL HOMES" RESIDENTIAL COLONY AT RAKBA JANDPUR, TEHSIL KHARAR, DISTRICT S.A.S. NAGAR(PB)

AREA DETAIL

GROSS TOTAL LAND AREA
= 18144 SQ.FT. (OR) 2016 SQ.YARDS
AREA OF RESIDENTIAL PLOTS
= 13734 SQ.FT. (OR) 1526 SQ.YARDS (75.69%)
AREA OF ROADS
= 4410 SQ.FT. (OR) 490 SQ.YARDS (24.31%)
AREA OF SOLD PLOTS
= 13734 SQ.FT. (OR) 1526 SQ.YARDS (100%)
AREA OF UNSOLD PLOTS = NIL
NOS. OF PLOTS = 12
BUILTUP AREA = NIL

WATER SUPPLY PIPE (4"Ø) SHOW



SEWRAGE PIPE (8"Ø) SHOW



OWNER

[Handwritten Signature]

ARCHITECT

[Handwritten Signature]
K. K. Singh
Expert Building Planner
Architect, Valuer, Estimator, & Supervisor
No. 25 Kharar, S.A.S. Nagar, 141001

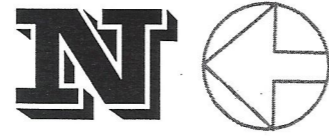
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ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
ਕਮ-ਕੋਪੀਟੈਂਟ ਅਥਾਰਿਟੀ,
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ।

TO DARAJ STUDIO



200'-0" WIDE ROAD

TO KURALI



KASOLI WATER LINE 49'-0" WIDE

54'-6" SOLD	6	54'-6" SOLD	7
SOLD	5	SOLD	8
SOLD	4	SOLD	9
SOLD	3	SOLD	10
SOLD	2	SOLD	11
SOLD	1	SOLD	12

35'-0" WIDE ROAD

126'

94'

DESUMAJRA TO JANDPUR ROAD TO N.H.21

Municipal Engineer
Municipal Council
Kharar

As per field report of BOM

[Handwritten Signature]

[Handwritten Signature]
12-3-18
HOM

[Handwritten Signature]
Executive Officer
Municipal Council
Kharar

[Handwritten Signature]
ਜੁਨੀਅਰ ਇੰਜੀਨੀਅਰ
ਕੋਸਲੀ

ਜੁਨੀਅਰ ਇੰਜੀਨੀਅਰ
ਕੋਸਲੀ ਕੌਂਸਲ ਖਰੜ।

[Handwritten Signature]
Asstt. Municipal Engineer
Municipal Council
Kharar