

From

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

To,

- 1) Sh. Avtar Singh , Hardeep Singh Sons of
Smt.Sh. Baldev Singh & Smt. Balbir Kaur W/o Sh. Baldev Singh
- 2) Sandeep Kaur D/o Sital Singh
- 3) Sh. Manjinder Singh S/o Bhag Singh & Nahar Singh S/o Teja Singh
Through Manjinder Singh S/o Bhag Singh

No. E.O/ 140

Dated 6/6/14

With reference to your application No. 283724 dated 31.12.2013 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. Avtar Singh , Hardeep Singh Sons of Smt.Sh. Baldev Singh & Smt. Balbir Kaur W/o Sh. Baldev Singh , Sandeep Kaur D/o Sital Singh, Sh. Manjinder Singh S/o Bhag Singh & Nahar Singh S/o Teja Singh, Through Manjinder Singh S/o Bhag Singh
III)	Name of the Colony	Raman Colony
IV)	Location (Village with H.B No)	Village Chhajumajra H.B. 33
V)	Total area of colony in acres	4.78 Acre or 23136 Sq.Yd
VI)	Area Sold (Acre-Kanal-Marla)	3.02 Acre or 14648.06 Sq.Yd
VII)	Area under common purpose (Acre-Kanal-Marla)	1.68 Acre or 8098.49 Sq.Yd
VIII)	Saleable area still with promoter (Acre-Kanal-Marla)	0.08 Acre or 389.45 Sq.Yd
IX)	No of Plots saleable as per layout plan.	94
X)	Khasra No	Khawat/Khatoni No. 21/24, 20/23, 28/31, 25/28, 24/27, 27/30, 26/29, 22/25, 23/26, 33/36 Khasra No.22//19/1 (5-0) 22//18/3 (3-12),22/14/1 (3-16),22//13/2 (3-16), 22//13/1/2 (2-4),22//18/2 (2-8),22//18/1 (2-0),22//8 (8-0),22//13/1/1 (2-0),22//17/1 (5-0)
XI)	Type of colony (resi./ind./comm.)	Residential
XII)	Year of establishment of the colony	Before 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 sell

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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	15082.50 Sq.Yd or (65 %) 94 ----- -----
XV)	Area under public purpose with %age	8098.49 Sq.Yd or (35 %)
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	1362.71 Sq. Yd or (5.89%) ---- ---- ---- ---- ----
XVII)	Area under roads with %age	6735.78 Sq.Yd or (29.11 %)
XVIII)	Width of approach road	33'
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	30'
XX)	Mode of payment received	Installment Lump sum
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount Rs. 48568/-, + 1,40,000/- Total 1,88,568/- DD No. 032504, 032587, Dated 24.09.2013 31.05.2014 Allahabad Bank	

(D.A/ Approved layout/Service plans)


COMPETENT AUTHORITY

Total fee	
Residential area 23136 X 4950 X .5% = Rs 5,72,616/-	5,72,616.00
Penalty 25%	1,43,154.00
Total	7,15,770.00
Amount paid	1,88,568.00
Balance amount	5,27,202.00

PAYMENT SCHEDULE

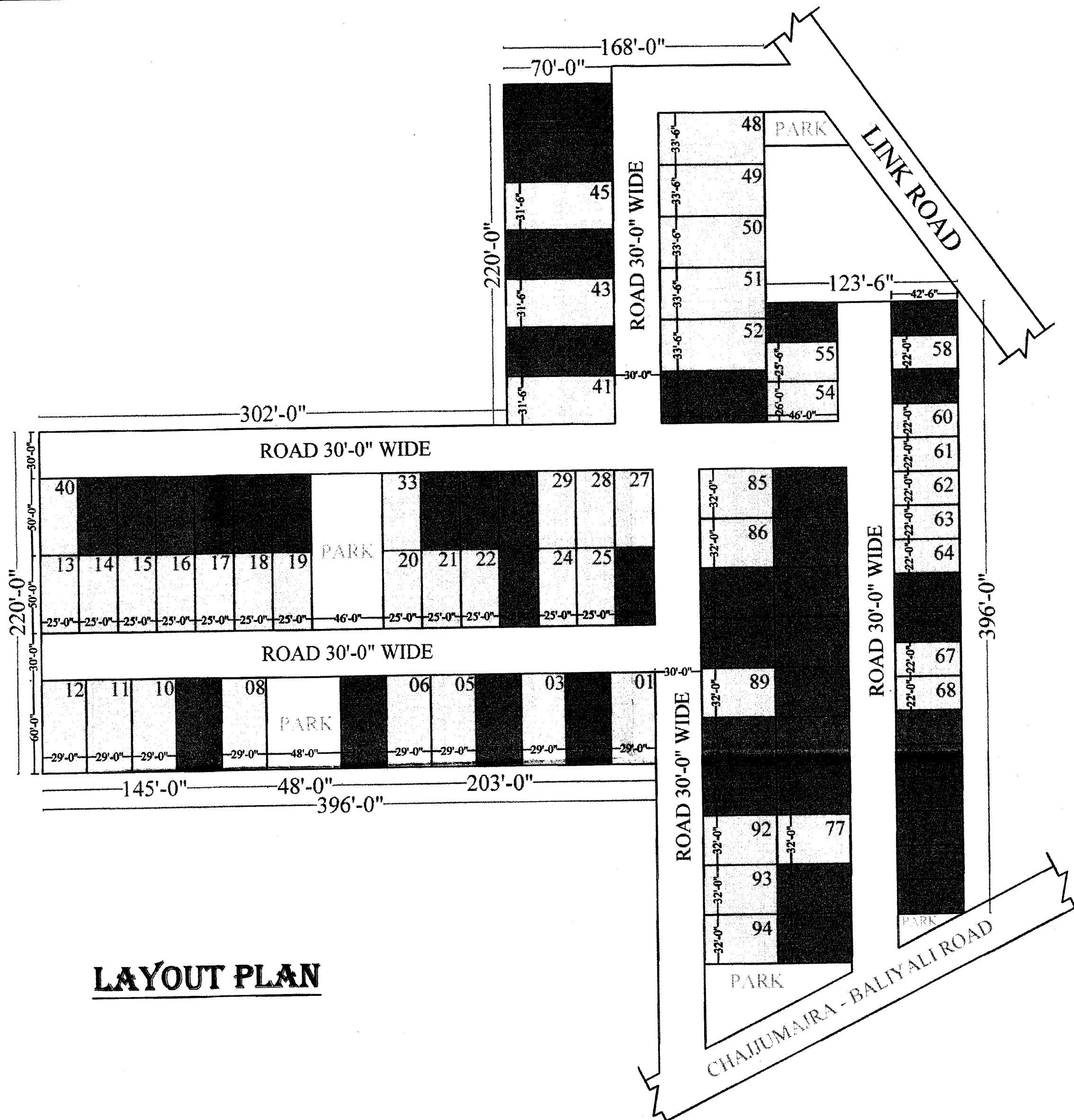
Sr. No.	Installments	Amount	Interest	Total amount	Payment Received
			12% P.A		
1	1 st Installment with in 180 days from date of approval	1,75,734.00	31,632.00	2,07,366.00	
2	2 nd Installment with in 360 days from date of approval	1,75,734.00	21,088.00	1,96,822.00	
3	3 rd Installment with in 540 days from date of approval	1,75,734.00	10,544.00	1,86,278.00	
		5,27,202.00	63,264.00	5,90,466.00	

Note:-

- 1) No separate notice shall be issued for the payment of a installation
- 2) If the payments 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

PROPOSED LAYOUT PLAN

SH. AVTAR SINGH & SH. HARDEEP SINGH
 S/O SH. BALDEV SINGH, SMT. BALBIR KAUR
 W/O SH. BALDEV SINGH, MISS. SANDEEP
 KAUR D/O SH. SHITAL SINGH,
 SH. MANJINDER SINGH S/O SH. BHAG SINGH
 & SH. NAHAR SINGH S/O SH. TEJA SINGH
**RAMAN ENCLAVE, RAKBA CHAJJUMAJRA,
 TEHSIL KHARAR, DISTT. S.A.S. NAGAR(PB)**

TOTAL LAND AREA : 23136.03 S.YD. (OR) 4.75 ACRE
 TOTAL LAND USE IN RESIDENTIAL : 15082.50 S.YD. (OR) 3.244 ACRE
 % OF LAND USE (15082.50 S.YD.) : 65%
 % OF PARK (1362.71 S.YD.) : 5.89%
 % OF ROADS (6735.7851 S.YD.) : 29.11 %

S.NO.	PLOT NO.	PLOT SIZE	S.YD.	NO. OF PLOT	TOTAL AREA
1	1-12	29'-0"X60'-0"	193.33	12	2319.99
2	13-40	25'-0"X50'-0"	138.9	28	3888.9
3	41-46	31'-6"X70'-0"	245.00	6	1470.00
4	47	31'-0"X70'-0"	241.11	1	241.11
5	48-53	33'-6"X68'-0"	253.11	6	1518.67
6	54	26'-0"X46'-0"	132.89	1	132.89
7	55-56	25'-6"X46'-0"	130.34	2	260.68
8	57-74	22'-0"X42'-6"	103.9	18	1870.2
9	75-94	32'-0"X47'-6"	168.89	20	3377.77

Sold Plot

As per field report of AME MC
 29/4/14
 29/7/17

G.P.A. HOLDER
SH. MANJINDER SINGH
S/O SH. BHAG SINGH

Manjinder Singh

ARCHITECT

[Signature]
 (Regd.)
 Saini & Associates
 Architect, Survey, Estimator
 Regd No. : M.C. Kharar 30
 Main Bus Stand, Kharar