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Regularization Certificate for an Unauthorized Colony

Competent Authority,
Cum -Deputy Director
Local Government
Patiala,

To

M/S Shivam Promoters & Builders .
H.no 65 ,Near
Janta Nagar Kharar.
SHIVAM APARTMENT

1DDLG/ 61

Date

5.10.15

With reference to your on line application no 245360 dated 23.11.2013 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, 2014".

i)	Name of the Promoter(s) / (Individual(s), Company, Firm)	M/S Shivam Promoters & Builders
ii)	Father's Name (in Case of individuals)	-
iii)	Name of Colony (if any)	SHIVAM APARTMENT
iv)	Location (Village with H.B No)	Khanpur H.B NO- 183
v)	Total area of Colony in acres	3984.44 Sq.yds (0.84 Acre)
vi)	Area Sold (acre- kanal- Marla)	2248.89 Sq.yds (0.47 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	1173.33 Sq.yds (0.25Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	562.22 sq yd (0.12 Acre)
ix)	No. of plots saleable as per layout plan.	20, Residential
	Plots sold	16.& 20 Built up
x)	Khasra No's	Khasra no 637(9-12) , 638(4-8) , 639(8-19)
xi)	Type of colony (Resi / Indl / 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 the Land Purchased By the Promoter

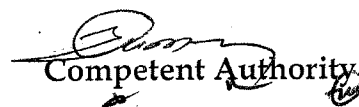
As per annexure A Attached

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

As per annexure B Attached

	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	2811.11 Sq.yd(70.55%) 20 NIL NIL
xv)	Area under Public Purpose with %	1173.33 Sq.yds (29.45%)
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 e) water works and OHSR f) Dispensary/ health centre g) Any other Public use	Nil NIL NIL Nil Nil
xvii)	Area under roads and parking with % age	1173.33 Sq.yds
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 <input type="checkbox"/> Rent <input type="checkbox"/> Lump Sum <input type="checkbox"/>	
xxi)	Demand Draft / Cash	Demand Draft
xxii)	Fees / Charges Received	Rs 38950/- Rs 4,55,000/-
xxiii)	In case of Payment by`	Deposited by D.D no 837144 Dt. 23.11.2013 D.D no 123633 Dt 1.10.2015
xxiv)	Name of Drawee Bank	UCO bank.

(D.A/ Approved Layout)


Competent Authority

TOTAL FEE

Residential Fee	3984X 4950 X2%	=	Rs 394416/-
25% Penalty		=	Rs 98604/-
Total Fee		=	Rs 4,93,020/-
Amount Paid		=	Rs 4,93,950/-
Balance Payable			Nil

- 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 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 and agreement b/w the land owner and plot holder are found violated, the Regularization Certificate granted shall liable to be cancelled.
- 4) 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.

[Signature]
 % Competent Authority

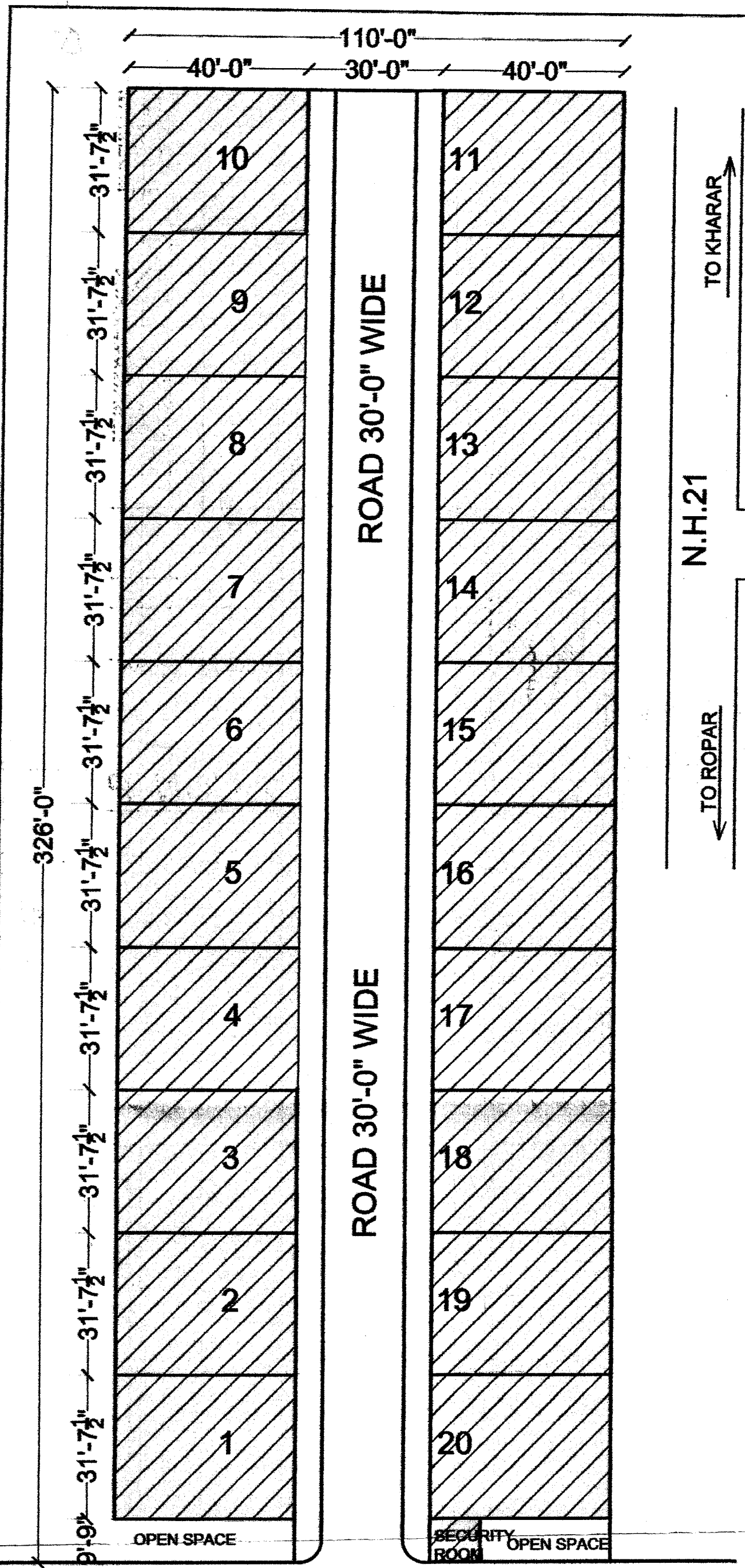
This Certificate is Subject to the Verification of the information and the bank draft submitted by the applicant. In case the information provided by the applicant is found false / incorrect at any stage, the compounding of the offence shall stand withdrawn and penal action against the applicant shall be initiated.

Endst No -1DDLG/ 62

Dated 5.10.15

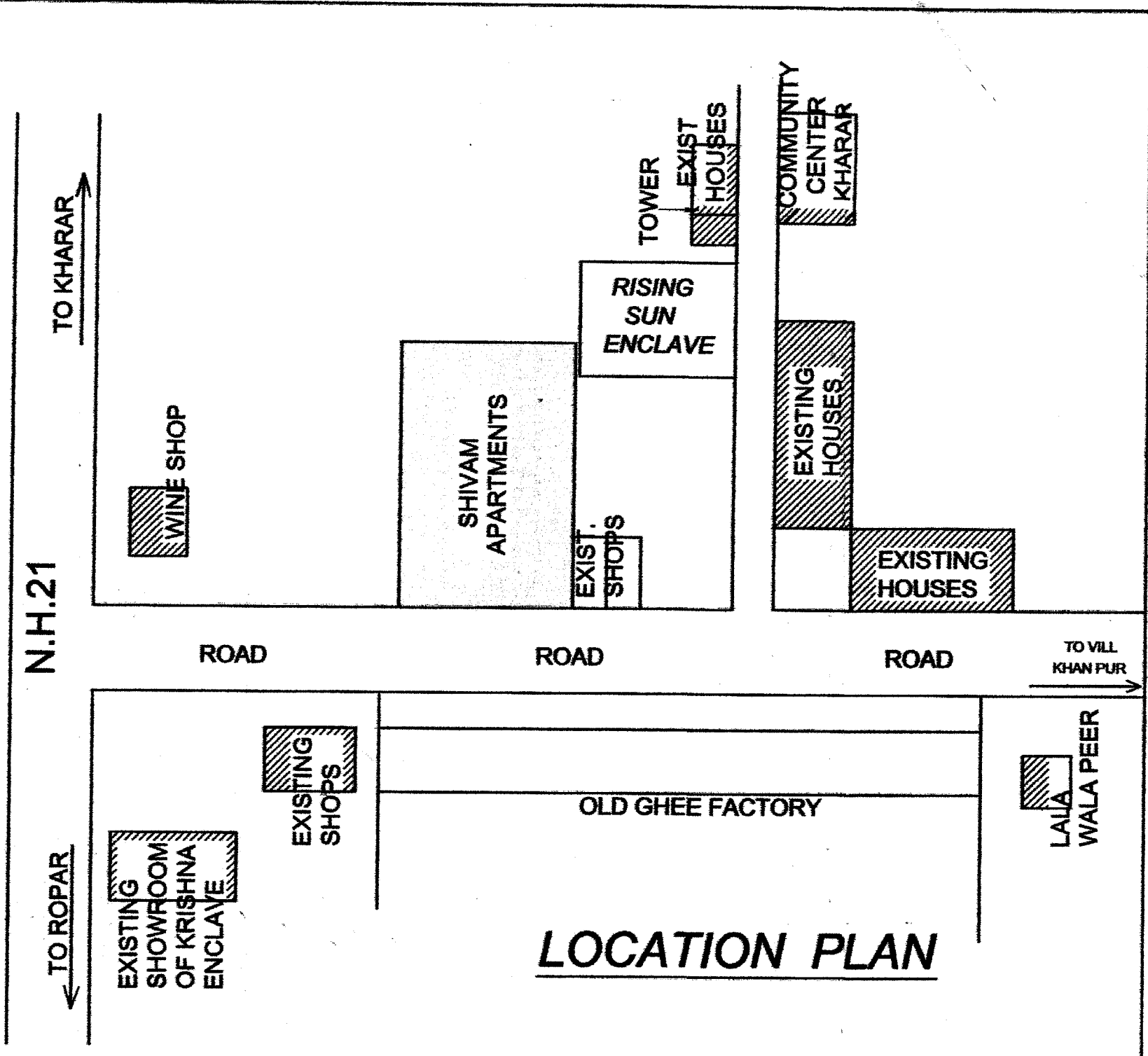
A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar in continuation of its office letter no 587 dated 12.8.15 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer, (Municipal Council, Zirakpur) vide its office letter no 2921 dated 30.9.2015 with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately. Building fees of the built up plots be deposited as per byelaws.

[Signature]
 % Deputy Director-Cum-
 Competent Authority
 Local Government, Patiala



ROAD 22'-0" WIDE TO VILLAGE KHANPUR

LAYOUT PLAN



LOCATION PLAN

LAYOUT PLAN FOR SHIVAM APARTMENT AT KHANPUR, TEHSIL-KHARAR DISTT.S.A.S.NAGAR

DETAIL OF AREA

TOTAL LAND AREA	=35880 SQFT= 3984.44 SQYDS=0.84 ACRES
AREA OF RESIDENTIAL PLOTS/HOUSES	=25300 SQFT= 2811.11 SQYDS (70.55%)
AREA OF ROADS/ OPEN SPACES	=10560 SQFT=1173.33 SQYDS (29.45 %)
AREA OF UNSOLD PLOTS/HOUSES	= 5060 SQFT=562.22 SQYDS (20%)
AREA OF SOLD PLOTS/HOUSES	=20240 SQFT=2248.89 SQYDS (80%)

Junior Engineer
Municipal Council
KHARAR

Asstt. Municipal Engineer
Municipal Council
Kharar

Municipal Engineer
Municipal Council
KHARAR

Executive Officer
Municipal Council
KHARAR

As per field report of E.O.M.C.
21/11/15
H.M.

BUILT UP AREA SHOWN AS	
UNSOLD AREA SHOWN AS	
SOLD AREA SHOWN AS	



Builders & Promoters
Navesh Chand Singh
OWNER

Architect
Kamabunji
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Email: kamabunji@yahoo.com

ARCHITECT