

From

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

To,

2) M/s Shiwalik Site Planners & PVT. LTD.

Through Daljeet Singh S/o Sarja Singh

S.C.O. No. 510, Sec -70 Mohali

No. E.O/ 143

Dated 9/6/14

With reference to your application 245331 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 2013.

| | | |
|-------|---|---|
| I) | Name of the promoter (s) (individual (s), Company, firm) | M/s Shiwalik Site Planners & PVT. LTD. , Through Daljeet Singh S/o Sarja Singh , S.C.O. No. 510, Sec -70 Mohali |
| II) | Fathers Name | |
| III) | Name of the Colony | Shiwalik Valley Sector-115 Kharar |
| IV) | Location (Village with H.B No) | Village Santemajra Kharar Landra Road H.B. - 186 |
| V) | Total area of colony in acres | 3.25 Acre or 15743.57 Sq.Yd |
| VI) | Area Sold (Acre-Kanal- Marla) | 1.08 Acre (5238.01 Sq. Yrd.) |
| VII) | Area under common purpose (Acre-Kanal-Marla) | 1.43 Acre Or (6886.10 Sq.yd) |
| VIII) | Saleable area still with promoter(Acre-Kanal-Marla) | 0.74 Acre Or (3619.46 Sq.yd) |
| IX) | No of Plots saleable as per layout plan. | 59 |
| (X) | Khasra No. | Khewat. no 311 Khatauni No. 322 Khasra No. 30// 1/2(5-12), 9/1 (4-0), 9/2(4-0), 10(8-0), 11(8-0), 12/1(4-0), 12/2(4-0), 15(8-0), Khewat no/khatauni.313/324-325, Khasra no. 29//4/1(5-7),5(8-0), 6(8- 0),30//1/1(2-8),1/2(5-12),7 Kanal 15.75 Marla Khewat/Khatoni No.51/54 KhasraNo.29//15 (8 kanal 0 marla,Khewat/Khatoni No.313/324,325 Khasra No.29//4/1(5-7), 5 (8-0), 6 (8-0) Khasra No. 29//4/1(5-7), 5 (8-0), 6 (8-0) Kite 3 rakba 21 kanal 7 marla |
| XI) | Type of colony (resi./ind./comm.) | Residential |
| XII) | 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 | | |
| (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 |

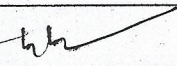
As per Annexure attached (A)

| | | |
|--|---|---|
| (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 | 8857.47 Sq.yd Or 56.26 % |
| | a) No of residential plots | 59 |
| | b) No of commercial plots/ shops | ----- |
| | d) No of plots under any other saleable use | ----- |
| XV) | Area under public purpose with %age | 6886.10 Sq.yd Or 43.74 % |
| 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 | 6886.10 Sq.yd Or 43.74 % |
| XVIII) | Width of approach road | 35' |
| XIX) | Width of internal roads (mention rang of width i.e. 20'-40' etc | 35' |
| XX) | Mode of payment received | Installment |
| XXI) | Demand Draft/Cash | Demand Draft |
| | Fee/Charges received Amount | Rs. 62,130/- + 4,25,000/- Total 4,87,130/- |
| | In case of payment by D.D.No. | 039610, 996591 |
| | Dated | 24.09.2013 05.06.2014 |
| | | Axis Bank Kotak Mohindra |

(D.A/Approved layout/Service plans)


COMPETENT AUTHORITY

| Total fee | |
|---|---------------------|
| Residential Area 15743.57 X 4950 X 2% = 15,58,613/-/- | 15,58,613.00 |
| 25 % Late Fee Penalty | 3,89,653.00 |
| Total | 19,48,266.00 |
| Amount paid | 4,87,130.00 |
| Balance amount | 14,95,136.00 |

PAYMENT SCHEDULE

| S.No. | Installments | Amount | Interest | Total amount | Payment Received |
|-------|--|---------------------|--------------------|---------------------|------------------|
| | | | 12% P.A | | |
| 1 | 1 st Installment with in 180 days from date of approval | 4,98,378.00 | 89,709.00 | 5,88,087.00 | |
| 2 | 2 nd Installment with in 360 days from date of approval | 4,98,379.00 | 59,806.00 | 5,58,185.00 | |
| 3 | 3 rd Installment with in 540 days from date of approval | 4,98,379.00 | 29,903.00 | 5,28,282.00 | |
| | Total | 14,95,136.00 | 1,79,418.00 | 16,74,554.00 | |

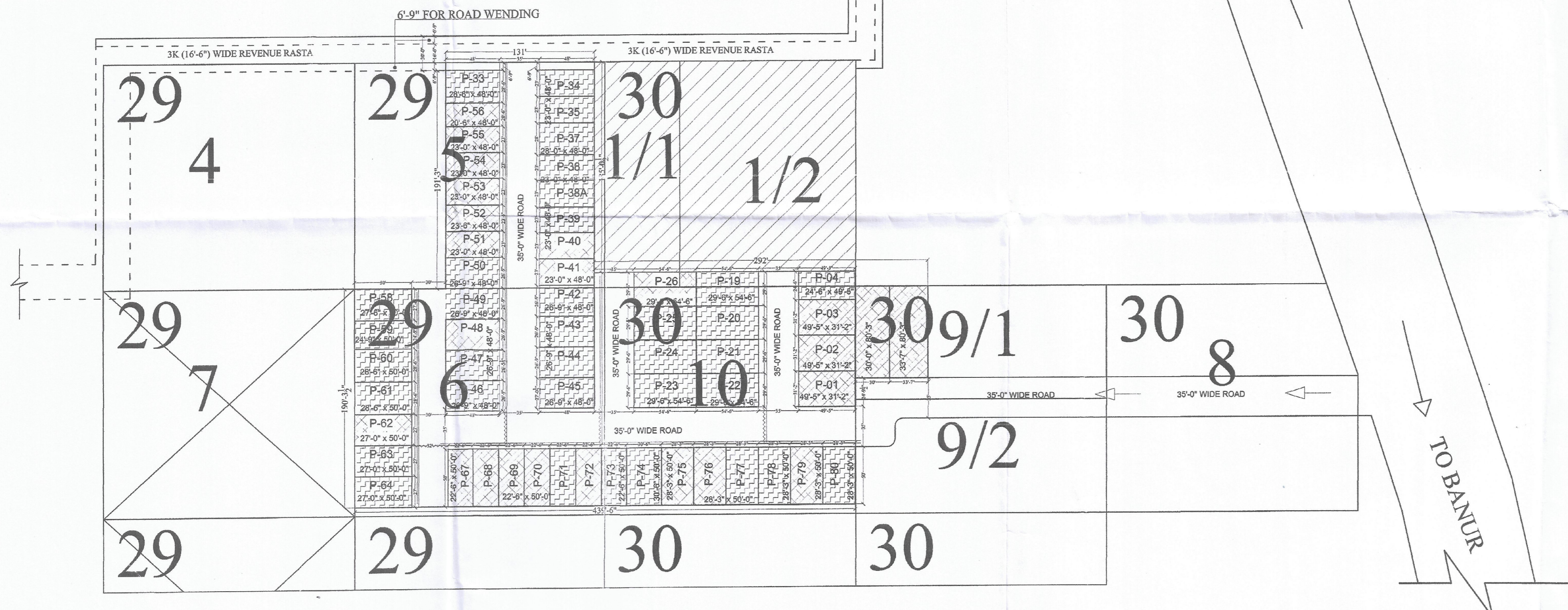
Note :-

- 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.

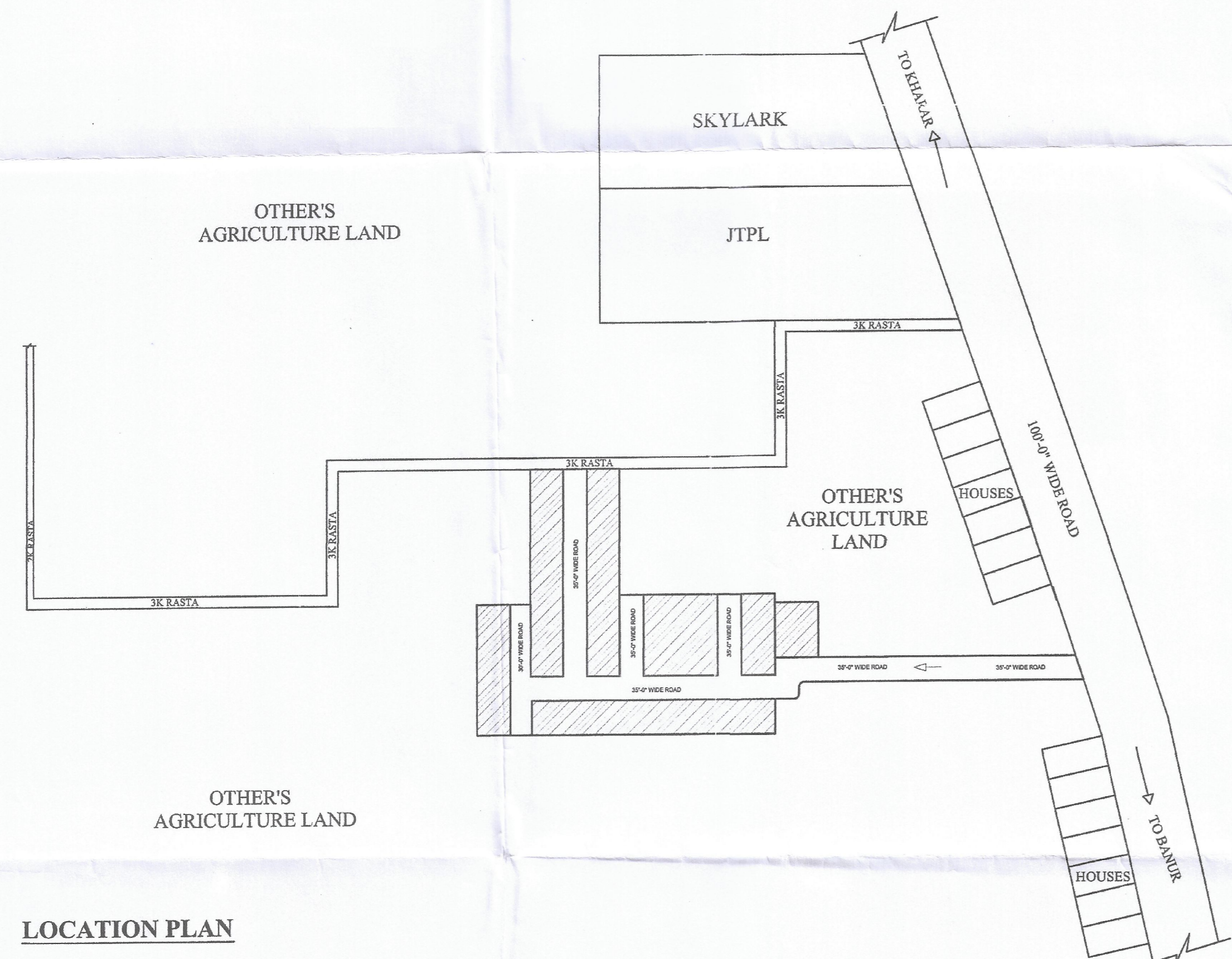
SHIWALIK VALLEY, SECTOR-115, (MOHALI)



PLOTS

| SR. NO. | SIZE | SQ. YDS | NOS. | SQ. YDS |
|---------------------|-----------------|---------|-----------|----------------|
| 1 | 49'-5" x 31'-2" | 171.6 | 3 | 514.80 |
| 2 | 24'-6" x 49'-5" | 134.51 | 1 | 134.51 |
| 3 | 29'-6" x 54'-6" | 178.63 | 8 | 1429.04 |
| 4 | 23'-0" x 48'-0" | 122.66 | 11 | 1349.26 |
| 5 | 26'-9" x 48'-0" | 142.66 | 9 | 1283.94 |
| 6 | 23'-6" x 48'-0" | 125.33 | 1 | 125.33 |
| 7 | 28'-0" x 48'-0" | 149.33 | 1 | 149.33 |
| 8 | 20'-6" x 48'-0" | 109.33 | 1 | 109.33 |
| 9 | 28'-6" x 48'-0" | 152 | 1 | 152 |
| 10 | 27'-6" x 50'-0" | 152.77 | 1 | 152.77 |
| 11 | 24'-9" x 50'-0" | 137.5 | 1 | 137.5 |
| 12 | 28'-6" x 50'-0" | 158.33 | 2 | 316.66 |
| 13 | 27'-0" x 50'-0" | 150 | 3 | 450 |
| 14 | 22'-6" x 50'-0" | 125 | 7 | 875 |
| 15 | 30'-6" x 50'-0" | 169.44 | 1 | 169.44 |
| 16 | 28'-3" x 50'-0" | 156.94 | 6 | 941.64 |
| 17 | 30'-0" x 80'-3" | 267.5 | 1 | 267.5 |
| 18 | 33'-7" x 80'-3" | 299.42 | 1 | 299.42 |
| TOTAL AREA = | | | 59 | 8857.47 |

| | |
|---|-----------------------------|
| AREA STATEMENT:- | |
| AREA OF LAND:- | 15844.00 SQ.YD = 3.27 ACRES |
| AREA UNDER ROAD WIDENING:- | 100.43 SQ.YD |
| TOTAL AREA OF COLONY AFTER DEDUCTING ROAD WIDENING AREA:- | 15743.57 SQ.YD 3.25 ACRE |
| NET PLOTTED AREA:- | 8857.47 SQ.YD=56.30% |
| NET SALABLE AREA:- | 8857.47 SQ.YD=56.30% |
| AREA UNDER ROADS :- | 6886.1 SQ.YD=43.77% |
| SOLD PLOT AREA:- | 5238.02 SQ YD 33.29% |
| UNSOLD PLOT AREA:- | 3619.45 SQ YD 23.00% |



INDEX:-

| | |
|--|-----------------------|
| | U/G CABLE 70sqmm XLPE |
| | STREET LIGHT |
| | SEWERAGE LINE |
| | WATER SUPPLY LINE |
| | MAIN HOLES SEWER |

LEGEND:-

| NOS OF SALES | LEGEND | SALE & UNSALE |
|--------------|--------|---------------|
| 35 | | SALE OF PLOT |
| 24 | | UNSALE PLOT |

**VILLAGE SANTE MAJRA
IN SECTOR-115**

PROMOTERS:-
SHIWALIK SITE PLANNER PVT. LTD
SCO:- 105-106, PHASE-10,
MOHALI (PB)

DRAWN:- HARMEET

CHECKED BY:-

SCALE:- NTS SITE PLAN

DATE:- 10/05/2014 SHEET NO:- 1 OF 1

OWNER
Shiwali Site Planners Pvt. Ltd.

Dd
DIFFRENT DYMENSIONZ
ARCHITECTS

2ND FLOOR S.C.O-348,349 SECTOR 34-A
CHANDIGARH. MOB:-098760-46570

As per field report of Eo MC
SPD 29.4.14
Countdown
Shiwali Site Planners Pvt. Ltd.
Director