

## Regularization Certificate for an Unauthorized Colony

From

Competent Authority,  
Cum -Deputy Director  
Local Government  
Patiala,

To

SH. Karamjit Singh s/o Nirmal Singh  
Village Bhagomajra.  
Theh. Kharar.  
( SONY ENCLAVE)

No 1DDLG/ 73Date 31-12-15

With reference to your on line application no 481221 dated 27.4.2015 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, 2014".

i)	Name of the Promoter(s) / (Individual(s), Company, Firm)	Karamjit singh
ii)	Father's Name ( in Case of individuals)	Nirmal Singh
iii)	Name of Colony (if any)	SONY Enclave
iv)	Location (Village with H.B No)	Vill. Bhagomajra H.B no 75
v)	Total area of Colony in acres	16830 sq yd (3.47 Acre)
vi)	Area Sold ( acre- kanal- Marla)	6685.77 Sq.yds(1.38 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	7043.02 Sq.yds (1.45Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	3101.21 Sq yd (0.64 Acre)
ix)	No. of plots saleable as per layout plan.  Plots sold	87 (Residential )  58 ( 2 Built up).
x)	Khasra No's	Kharsa no. 24//4/3(2-13),5/1/1(0-16),5/1/2(3-12), 24//4/2(3-11),5/2(3-11),6(8-0),7(6-16), 24//15/1(4-0).
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

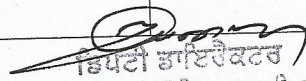
Detail of the Land Purchased By the Promoter  
As per annexure A Attached

Detail of Land Sold Through sale deed / Agreement to sell by the Promoter.  
As per annexure B Attached

xiv)	Saleable area with % age	9786.98 Sq.yds (58.15%)
	No. of residential Plots	87
	No. of Commercial Plots / shops	NIL
	No. of industrial plots	NIL
	No. of plots under any other saleable	

	use	
xv)	Area under Public Purpose with %	7043.02 Sq.yds (41.85%)
xvi)	Public facilities provides in the colony, if any No. of parks / open spaces with area No. of schools with area STP water works and OHSR Dispensary/ health centre Any other Public use	one NIL Nil NIL Nil Nil
xvii)	Area under roads and parking with % age	6201.76 Sq.yds (36.85%)
xviii)	Width of approach road	40'
xix)	Width of Internal roads ( Mention rang of width i.e. 20' - 40' etc)	35'
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 8,50,000/-
xxiii)	In case of Payment by`	Deposited by DD. 456729 Dt.27.4.2015
xxiv)	Name of Drawee Bank	Central Cooperative bank Ltd. Rurki Pukha

( D.A / Approved Layout )

  
**Competent Authority**  
 ਸ਼ਹਿਰੀ ਸਬਕਤ, ਮੁੰਨਸ਼ਾਂਰ, ਪਟਿਕੁਲਾ ।

**TOTAL FEE**

Residential fee 16830 X 4100 X4% As per policy dated 28.10.2014	=	Rs 27,60,120/-
Composition fee per acre 4100 X 4840 X4% Subject to minimum 5,00,000 per acre & maximum 10,00,00 per acre	=	Rs 7,93,760/-per Acre
3.47727Acre X 7,93,760/-	=	Rs 27,60,119.99/-
Total Fee	=	Rs 27,60,120/-
25%Fees	=	Rs 6,90,030/-
Amount Paid	=	Rs 8,50,000/-
Balance Payable	=	Rs 1910120/-

**Payment Schedule of remaining amount i.e Rs 19,10,120/-**

Sr. No	Installments	Amount	Interest	Total Amount
			12 % Per	

			Annum	
1	1 <sup>st</sup> Installment Within 180 Days From the date of Approval	6,36,707/-	114607/-	751314/-
2	2 <sup>nd</sup> Installment Within 360 Days From the date of Approval	636707/-	76405/-	7,13,112/-
3	3 <sup>rd</sup> Instilment With in 540 Days From the date of Approval	6,36,706/-	38,203/-	6,74,909/-
	Total	19,10,120/-	2,29,215/-	21,39,335/-

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 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.
- 5) As per the report of Senior Town Planner , Municipal Corporation, Patiala, no H.T/L.T transmission lines is passing through the site. However this Regularization Certificate is granted to the colonizer with the condition that colonizer shall not make any construction under H.T/L.T transmission lines, if any passing through the site or shall get the lines shifted as per I.E rules 1956 otherwise the Certificate granted shall liable to be cancelled.


  
Competent Authority

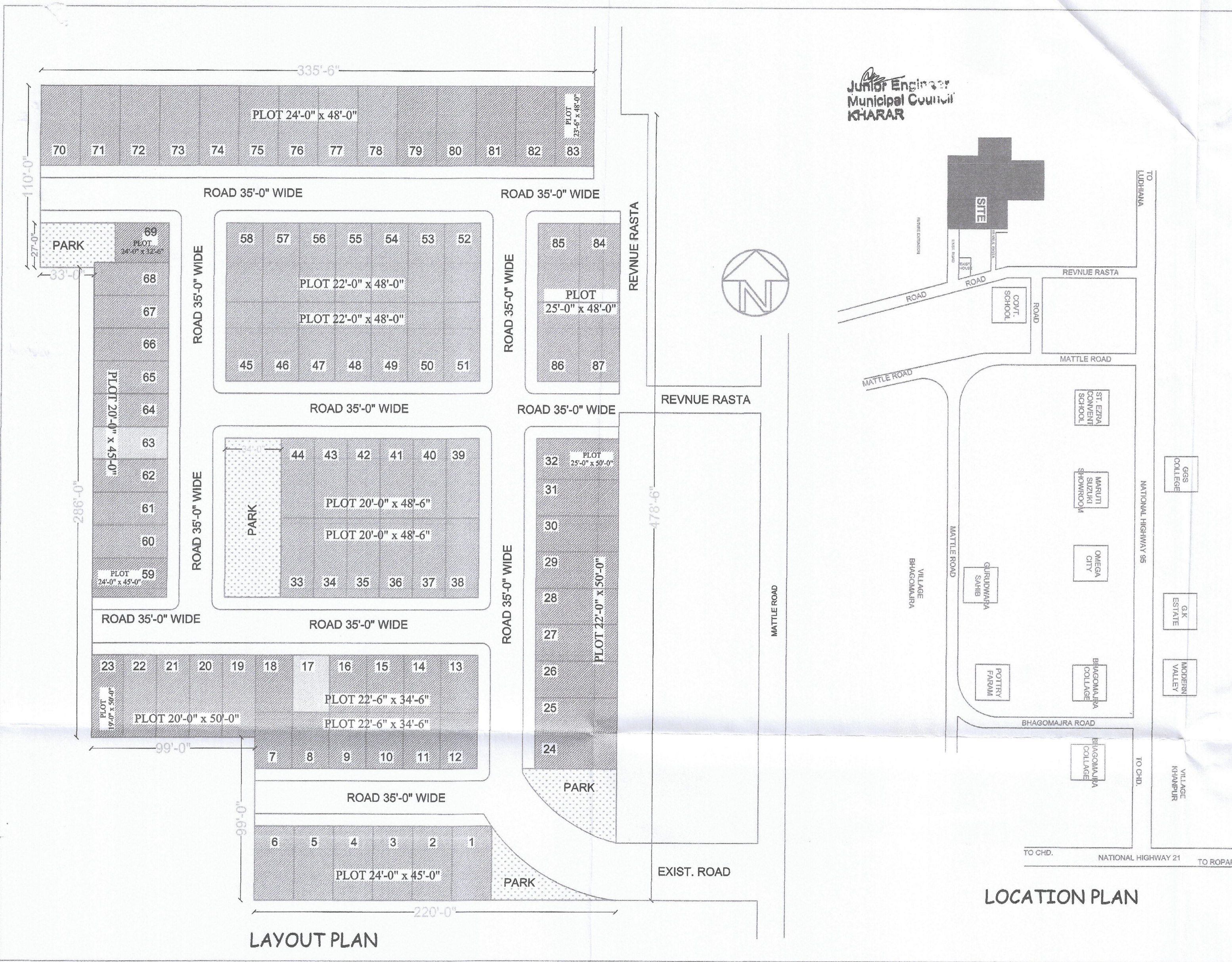
This Certificate is Subject to the Verification of the information and the bank draft submitted by the applicant . In case the information provided by the applicant is found false / incorrect at any stage, the compounding of the offence shall stand withdrawn and penal action against the applicant shall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

Endst No -1DDLG/ 74

Dated 31/12/15

A copy of the above is forwarded to the Executive officer, Municipal Council, kharar in continuation of its office letter no 1003 dated 17.11.15 and no 1163 dated 28.12.2015 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer , (Municipal Council , Zirakpur) vide its office letter no 3200 dated 17.12.2015 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/policy.

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



Junior Engineer  
Municipal Council  
KHARAR

## LAYOUT PLAN FOR "SONY ENCLAVE" RAKBA BHAGOMAJRA, TEHSIL KHARAR, DISTT. S.A.S. NAGAR (PB.)

TOTAL LAND AREA	= 1,51,470 SQ.FT. OR 16830 SQ.YDS	
AREA OF RESIDENTIAL PLOTS	= 9786.98 SQ.YDS (58.15%)	
AREA OF ROADS	= 6201.76 SQ.YDS (36.84%)	
AREA OF PARKS	= 841.26 SQ.YDS (5%)	
AREA OF UNSOLD RESIDENTIAL PLOTS	= 3101.21 SQ.YDS (31.69%)	
AREA OF SOLD RESIDENTIAL PLOTS	= 6685.77 SQ.YDS (68.31%)	

Asstt. Municipal Engineer  
Municipal Council  
Kharar

Municipal Engineer  
Municipal Council  
Kharar

Executive Officer  
Municipal Council  
Kharar

UNSOLD RESIDENTIAL AREA SHOWN AS

SOLD RESIDENTIAL AREA SHOWN AS

BUILT UP AREA SHOWN AS

For Karamjit Builders & Promoters Pvt. Ltd.

*Karamjit Singh*  
Director

As per field report of EoMC  
*[Signature]*  
14-12-15  
HOM

**OWNER**

*[Signature]*  
Architect

1 इण्टिग्रेटेड  
कंप्यूटर्ड आर्किटेक्ट,  
श्री सबाकार प्रोसेसिंग, पटियाला।

**ARCHITECT**