

From

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

To,

1. Sh. Surinder Kumar, Sh, Narinder Kumar,
Sh. Loveleen Kumar, Sh. Deepak Joshi,
Smt. Raman, Smt. Shareshta Devi .
M/S BANEET BUILDERS"
at Village Kahanpur , Kharar ,Distt. Mohali PB.

No. E.O/ 900

Dated 12.12.14

With reference to your application 278882 dated 29.12.2013 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. Surinder Kumar, Sh, Narinder Kumar, Sh. Loveleen Kumar, Sh. Deepak Joshi, Smt. Raman, Smt. Shareshta Devi .S/o Sh. Mehar Chand, W/o Sh. Navdeep S/o Sh. Pawan Kumar , W/o Sh. Rakesh
II)	Fathers Name	W/o Sh. Navdeep S/o Sh. Pawan Kumar , W/o Sh. Rakesh
III)	Name of the Colony	BANEET BUILDERS"
IV)	Location (Village with H.B No)	Village Kahanpur H.B. -183
V)	Total area of colony in acres	0.64 Acre or 3134.47 Sq.Yd
VI)	Area Sold (Acre-Kanal-Marla)	0.312 Acre (1511.11 sq.yd)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.237 Acre Or (1151.14 sq.yd)
VIII)	Saleable area still with promoter (Acre-Kanal-Marla)	0.0975 Acre Or (472.22 Sq.yd)
IX)	No of Plots saleable as per layout plan.	21
X)	Khasra No.	Khewat/Khatoni, Khasra No.2053 /405(0-5), 3026/2075/425 (5-5)
XI)	Type of colony (resi./ind./comm.)	Residential
XII)	Year of establishment of the colony	Before 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.	Registered.sale deed	Registered Agreement
No.	Area/Khasra No/ Date & Number	Area/Khasra no/Date & Number Total area to sell

Competent Authority
Cum-Deputy Director

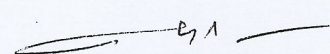
As per Annexure attached (A)

(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	1983.33 sq.yd Or 63.27%
	a) No of residential plots	21
	b) No of commercial plots/ shops	----
	d) No of plots under any other saleable use	----
XV)	Area under public purpose with %age	----
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	----
XVII)	Area under roads with %age	1151.14 sq.yd Or 36.73%
XVIII)	Width of approach road	98'
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	30
XX)	Mode of payment received	Installment Installment
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount	Rs. 30,400/-+ 66,590/- Total 96,990/-
	In case of payment by D.D.No.	025565 368859
	Punjab National Bank Dated	04.10.2013 08.09.2014

(D.A/Approved layout/Service plans)


COMPETENT AUTHORITY
 Competent Authority
 -Cum-Deputy Director
PATIALA.

Total fee	
Residential area 3135 X 4950 X 2%	3,87,956.00
Commercial area	----
Total	3,87,956.00
Amount paid	96,990.00
Balance amount	2,90,966.00

PAYMENT SCHEDULE

Sr. No	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 st Installment with in 180 days from date of approval	96,988.00	1746.00	98,734.00	
2	2 nd Installment with in 360 days from date of approval	96,989.00	1164.00	98,153.00	
3	3 rd Installment with in 540 days from date of approval	96,989.00	582.00	97,571.00	
	Total	2,90,966.00	3,492.00	2,94,458.00	


COMPONENT AUTHORITY
-Cum-Deputy Director
PATIALA.

- 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 .

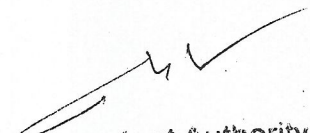
This Certificate is subject to the verification of the information and the bank draft Submitted by the applicant. If any information provided by the applicant is found false/ Incorrect At any stage, the compounding of the offence shall stand with drawn and penal action against the Applicant shall be initiated.


COMPONENT AUTHORITY
-Cum-Deputy Director
PATIALA.

ANNEXURE "B"

ANNEXURE SHOWING SALE DEED / AGREEMENT/G.p.a OF LAND SALE BY OWNERS/PROMOTERS AT BANEET BUILDERS" at Village Kahanpur , Kharar ,Distt. Mohali PB. (Land Owner) Sh. Surinder Kumar, Sh, Narinder Kumar, Sh. Loveleen Kumar, Sh. Deepak Joshi, Smt. Raman, Smt. Shareshta Devi .

Sr. No.	Sold Plot No.	No. of Plot	Area Sq. Yds.	Sale Deed No. & Date	Khasra No.	Name of Purchager
1	1, 2, 3, 4, 5, 6 7, 12	8	755.55	4782 22.07.2011	Khewat/Khatoni, Khasra No.2053/405(0-5), 3026/2075/425(5-5)	Singla Builders & Promoters Ltd.
2	8, 9, 10, 11, 18, 19, 20, 21	8	755.55	2058 28.05.2012	Khewat/Khatoni No. 345/373 Khasra No. 2053/405(0-5), 3026/ 2075/425(5-5)	Singla Builders & Promoters Ltd.
	Total	16	1511.11 Sq, Yds			


Competent Authority
-Cum-Deputy Director
PATIALA.

ANNEXURE "A"

ANNEXURE SHOWING SALE DEED OF PURCHASE OF LAND BY PROMOTER IN SHOWING SALE/FULL AND FINAL AGREEMENT DETAIL IN "BANEET BUILDERS" at Village Kahanpur, Kharar, Distt. Mohali PB. (Land Owner) Sh. Surinder Kumar, Sh. Narinder Kumar, Sh. Loveleen Kumar, Sh. Deepak Joshi, Smt. Raman, Smt. Shareshta Devi.

Sale deed no/ Agreement no	Name of the purchaser	Khasra No.	Area in Bigha/Biswa/B iswasi
As per Jamabandi	Sh. Pawan Kumar S/o Sh. Mehar Chand, Smt. Shreshta Devi W/o Navdeep Joshi, Sh. Lavleen Kumar S/o Sh. Pawan Kumar	Khewat/Khatoni, Khasra No.2053/405(0-5), 3026/2075/425(5-5)	0 Bigha 15.75 Biswa
Vasika No. No. 4710 Dated 08.12.2008	Sh. Pawan Kumar & Sh. Surinder Kumar & Sh. Narinder Kumar S/o Sh. Mehar Chand	Khewat/Khatoni No. 345/373 Khasra No. 2053/405(0-5), 3026/ 2075/425(5-5)	1 Bigha 11 Biswa
Vasika No. No. 3964 Dated 05.11.2009	Smt. Raman W/o Sh. Rakesh Kumar	Khewat/Khatoni No. 393/420 Khasra No. 2053/405(0-5), 3026/ 2075/425(5-5)	0 Bigha 15.5 Biswa
	Total Land		3 Bigha 2.25 Biswa 3138.40 Sq. Yds. 0.64 Acre

41
Competent Authority
-Cum-Deputy Director
PATIALA

**LAYOUT PLAN FOR
"BANEET BUILDERS"
RAKBA- KHANPUR
TEHSIL-KHARAR
DISTT. S.A.S.NAGAR**

DETAIL OF AREA

TOTAL LAND AREA=28210.23 SQ.FT.=3134.47 SQ.YDS.
= 0.64 ACRES
AREA UNDER ROADS =10360.23 SQ.FT.(36.72%)
AREA UNDER PLOTS =17850 SQ. FT.(63.28%)
AREA UNDER SOLD RESI. PLOTS
= 13600 SQ. FT.(76.19%)
AREA UNDER UNSOLD RESI. PLOTS
=4250 SQ. FT.(23.81%)

TOTAL NO. OF PLOTS= 21

(Signature)
Municipal Engineer
Municipal Council
Kharar


(Signature)
Asst. Municipal Engineer
Municipal Council
Kharar


(Signature)
Municipal Engineer
Municipal Council
Kharar

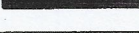
(Signature)
Executive Officer
Municipal Council
Kharar

(Signature)
Competent Authority
-Cum-Deputy Director
PATIALA

(Signature)
As per field report of some
CPM

BUILT UP AREA SHOWN AS 

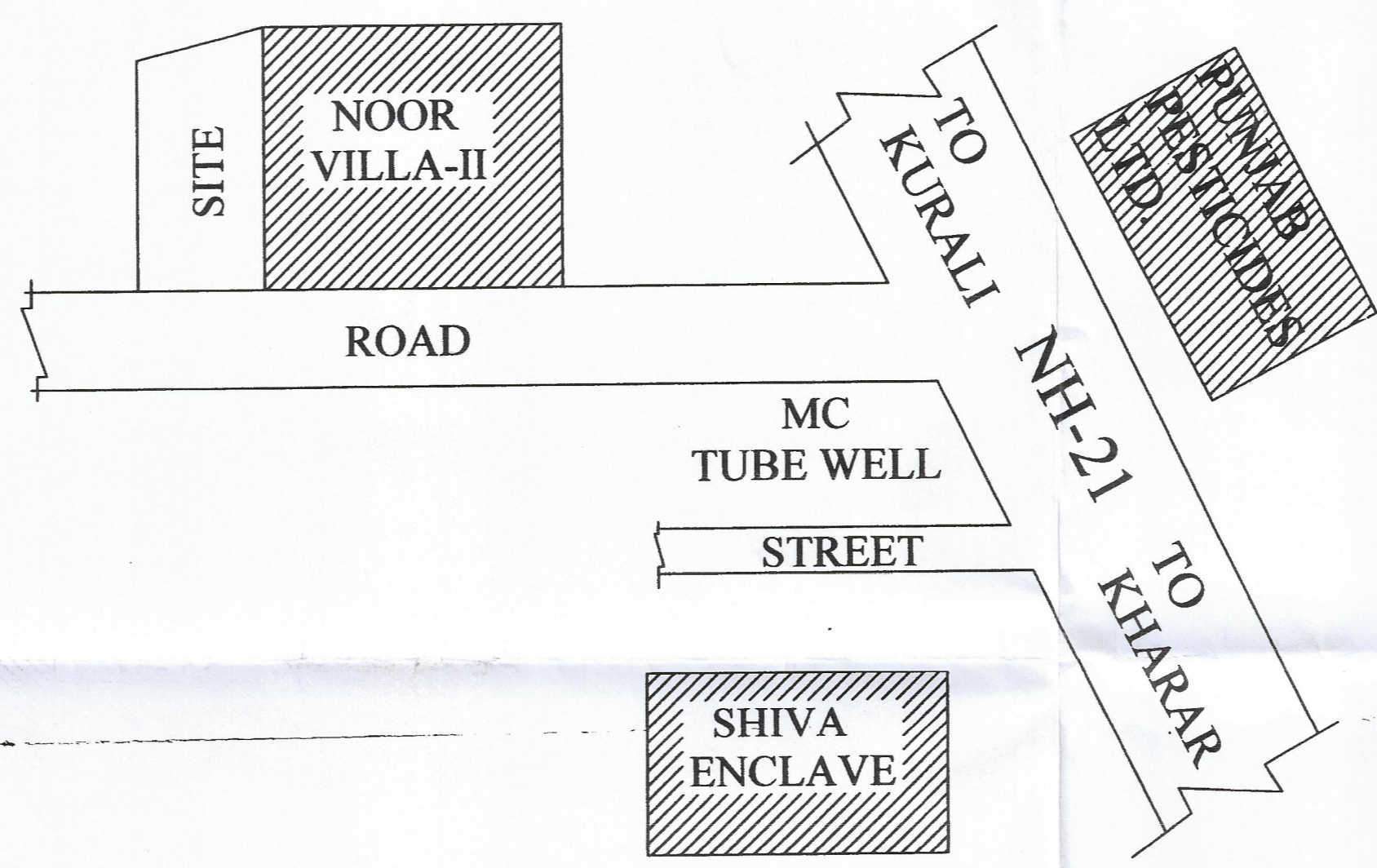
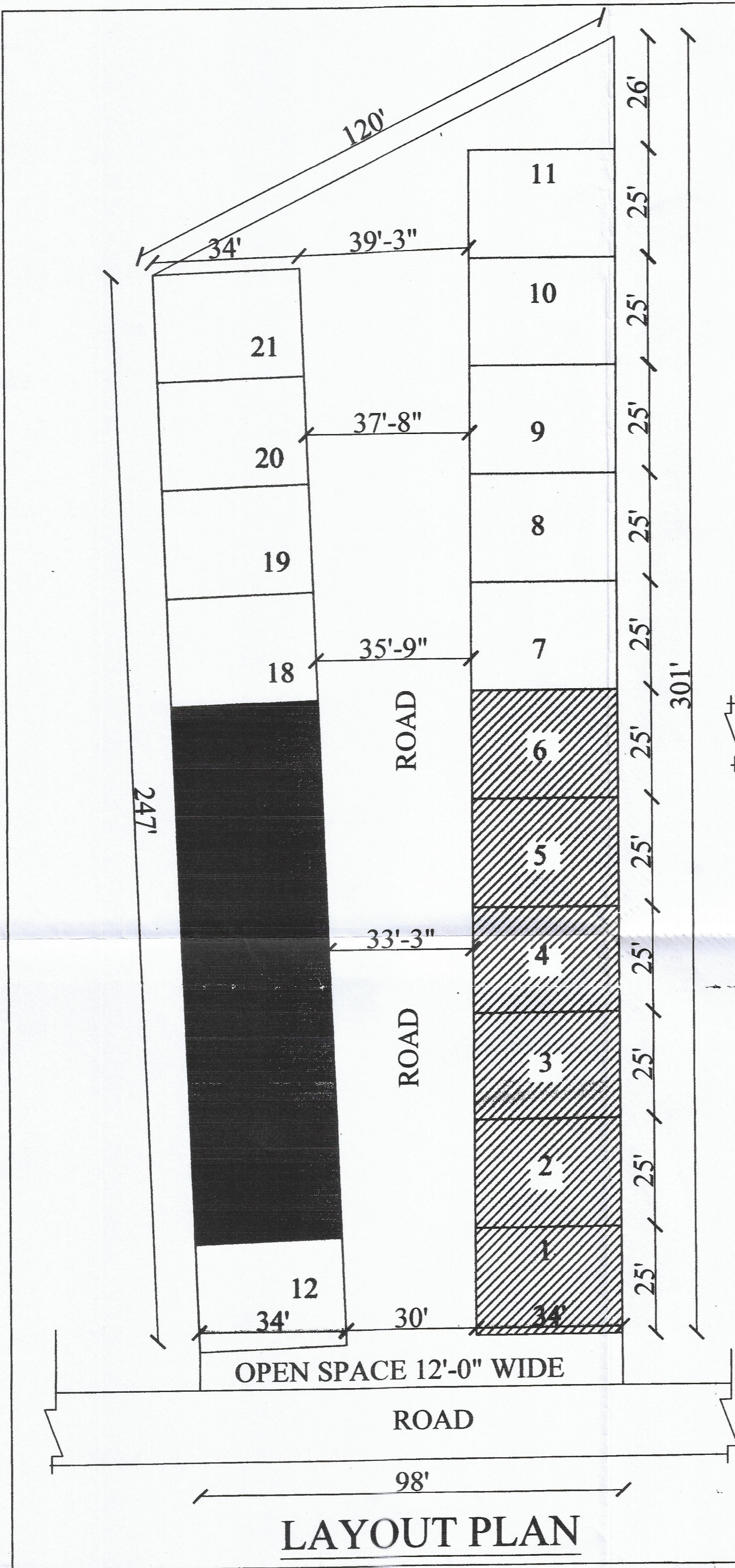
SOLD RESI. AREA SHOWN AS 

UNSOLD RESI. AREA SHOWN AS 

(Signature)
OWNER

(Signature)
Ar. Harpreet Kaur
B.Arch, A.I.A., M.C.A., A.I.V.
Approved Valuer & Architect
Reg. No. CA/2007/40704
Valuer Regn. No. A-19899
Mobile : 093160-19368

ARCHITECT



LOCATION PLAN