

From

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

To,

Sh. Kuldip Singh S/o Sh. Iqbal Singh,
Sh. Rajesh Kant S/o Sh. Jagdish Chander,
Smt. Arun Nanda W/o Sh. Krishan Nanda,
Sh. Makhan Singh S/o Sh. Gurdial Singh
Colony Near Akali Dfftar. MC Kharar
Teh. Kharar Distt. S.A.S. Nagar.

No. E.O/ 206

Dated 19/12/14

With reference to your application 279369 dated 30.12.2013 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. Kuldip Singh S/o Sh. Iqbal Singh, Sh. Rajesh Kant S/o Sh. Jagdish Chander, Smt. Arun Nanda W/o Sh. Krishan Nanda, Sh. Makhan Singh S/o Sh. Gurdial Singh
II)	Fathers Name	Sh. Makhan Singh S/o Sh. Gurdial Singh
III)	Name of the Colony	Colony Near Akali Dfftar
IV)	Location (Village with H.B No)	Kharar H.B. No. 184
V)	Total area of colony in acres	0.97 Acre or (4713.78) Sq.Yd
VI)	Area Sold (Acre-Kanal-Marla)	0.530 Acre (2569.17 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.282 Acre Or (1367.60 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	0.160 Acre Or (777.01 Sq.yd)
IX)	No of Plots saleable as per layout plan.	41
(X)	Khasra No.	Khewat/ Khotano No. 1210/1308, 1861/2000, 2286/2440, 2182/2334 Khasra No. 403/1(0-15), 403/2(5-0), 403/3(1-11), 403/4/1(3-0)
XI)	Type of colony (resi./ind./comm.)	Residential/Commercial
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

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	3346.18 Sq. Yds. (70.98%) 17 24 -----
XV)	Area under public purpose with %age	1367.60 Sq. Yds. (29.02%) Sq.yd
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	1367.60 Sq. Yds. (29.02%) Sq.yd
XVIII)	Width of approach road	20"
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	30'-26"
XX)	Mode of payment received	Installment
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount Rs 56,925/- In case of payment D.D.No. 322881 , Date 13.11.2013 Syndicate Bank Kharar	

(D.A/ Approved layout/Service plans)


COMPETENT AUTHORITY

Total fee	
Residential 3888.78 X 4950 X 2% = 3,84,989.22/- Subject to Maximum 1 (one) Lacs Per Acre	97,000.00
Commercial 825 X 12000 X 6% 5,94,400/- Subject to Maximum 1.5 Lacs Per Acre	7425.00
Total	1,04,425.00
50 % Penalty	52,213.00
Total	1,56,638.00
Amount paid	56,925.00
Balance amount	99,713.00

PAYMENT SCHEDULE

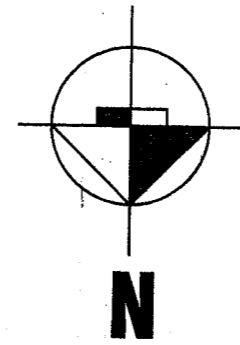
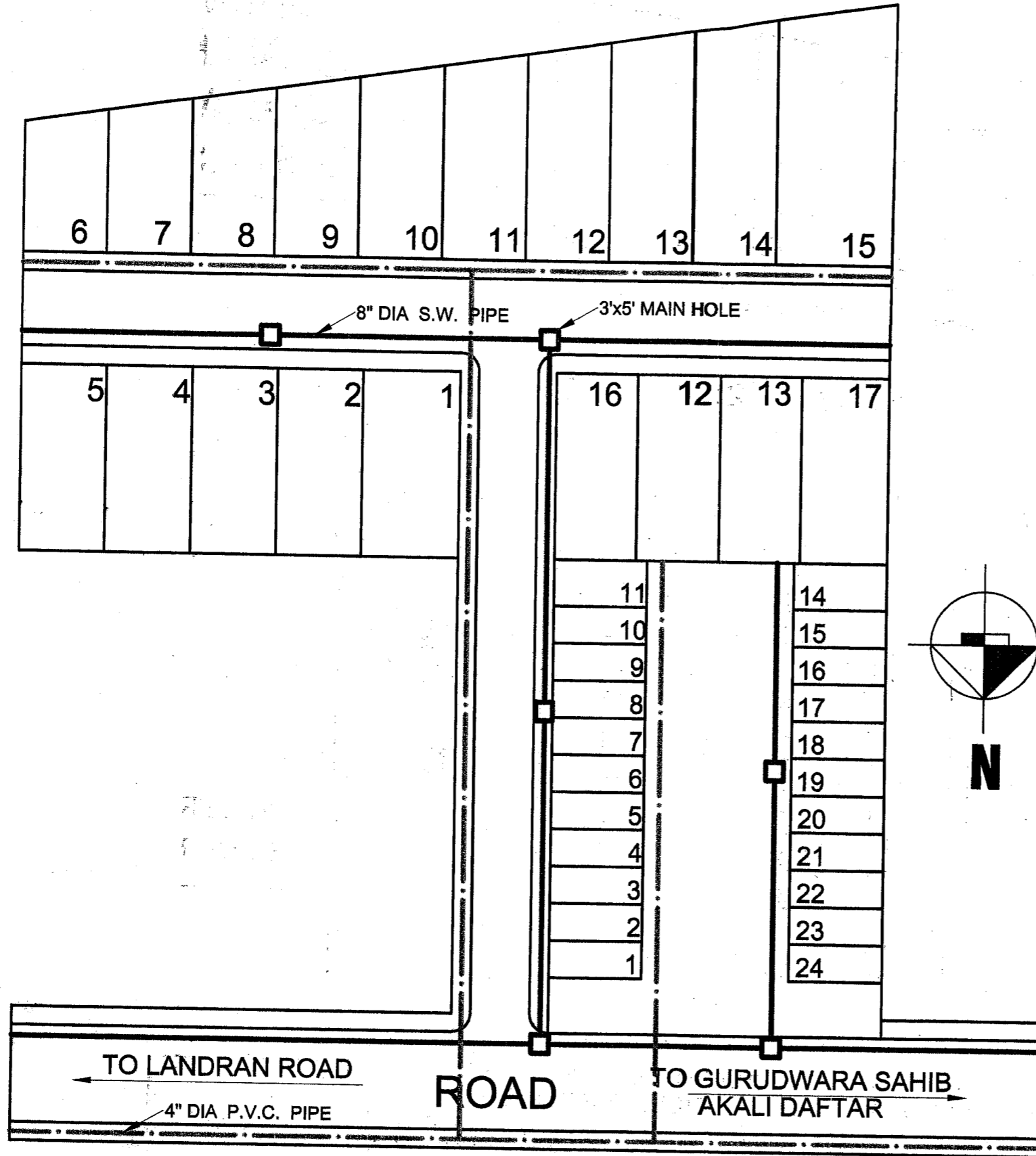
Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received	
1	1 st Installment with in 180 days from date of approval	33238.00	5984.00	39,222.00		
2	2 nd Installment with in 360 days from date of approval	33238.00	3989.00	37,227.00		
3	3 rd Installment with in 540 days from date of approval	33237.00	1995.00	35,232.00		
	Total	99,713.00	11,968.00	1,11,681.00		

- 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


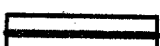
This Certificate is subject to the verification of the information and the bank draft Submitted by the applicant. If any information provided by the applicant is found false/ Incorrect At any stage, the compounding of the offence shall stand with drawn and penal action against the Applicant shall be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

SERVICE PLAN FOR HOUSING SCHEME AT GURUDWARA AKALI DAFTAR ROAD, RAKBA KHARAR, TEHSIL-KHARAR, DISTT.S.A.S.NAGAR



SERVICE PLAN

ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
ਕਮ-ਕੰਪੀਟੈਂਟ ਅਥਾਰਿਟੀ,
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ।

WATER SUPPLY SHOWN AS 
SEWERAGE SHOWN AS 

Pawan Kaur

OWNER

Harpreet Kaur
Ar. Harpreet Kaur
B.Arch, A.I.I.A., M.C.A., A.I.V.
Reg. No. CA/2007/40704
Valuer Regn. No. A-19899
Shop No. 110, (G.F.) Friends Market,
Opp. Bus Stand, Kharar (M) 093160-19368

ARCHITECT