

From

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

To,

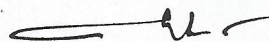
M/s Paradise Builders Pvt. Ltd.
Colony Darpan City III Teh: Kharar Distt. S.A.S. Nagar

No. E.O/ 212

Dated 23/12/13

With reference to your application 279279 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	M/s Paradise Builders Pvt. Ltd.
II)	Fathers Name	
III)	Name of the Colony	Colony Darpan City III
IV)	Location (Village with H.B No)	Kharar H.B. No. 183
V)	Total area of colony in acres	2.38 Acre or (11561.00) Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.874 Acre (4232.88 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	1.116 Acre Or (5402.77 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal- Marla)	0.397 Acre Or (1925.33 Sq.yd)
IX)	No of Plots saleable as per layout plan.	80
(X)	Khasra No.	Khewat Khatauni no. 56/57 Khasra no. 994(4-16),995(4-6),991/3(0-11),991/1(2-7) Khewat Khatauni no.69/70 khasra no. 994(4-16),995(4-6),991/3(0-11),991/1(2-7)
XI)	Type of colony (resi./ind./comm.)	Residential/Commercial
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 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

As per Annexure attached (A)

(B) Detail of plots sold by the promoters through registered sale deed & Agreement to sell		
Sr.	Registered sale deed	Registered Agreement
No.	Area/Khasra no/ Date & Number	Area/ Khasra no/ Date & Number
		Total area to sell

As per Annexure attached (B)

XIV)	Saleable area with % age	6158.21 Sq.yd Or (53.26 %)
	a) No of residential plots	68
	b) No of commercial plots/ shops	12
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	5402.77 Sq.yd Or (46.73 %)
XVI)	Public facilities provides in the colony if any	----
	A) No of parks/ open spaces with area	1705.00 Sq.yd Or (14.75 %)
	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	3697.77 Sq.yd Or (31.98 %)
XVIII)	Width of approach road	22"
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	1,17,096/- + 2,24,333/-Total 3,41,429/-
	In case of payment D.D.No.	322933 323442
	Date	09.12.2013 23.12.2014
	Syndicaet Bank Kharar ,	

(D.A/ Approved layout/Service plans)




COMPETENT AUTHORITY

Total fee	
Residential 11205.45 X 4950 X 2%	11,09,394.00
Commercial 355.55 X 12000 X 6%	2,56,320.00
Total	13,65,714.00
50 % Penalty	6,82,857.00
Total	20,48,571.00
Amount paid	5,12,143.00
Balance amount	15,36,428.00

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	5,12,143.00	92,186.00	6,04,329.00	
2	2 nd Installment with in 360 days from date of approval	5,12,143.00	61,457.00	5,73,600.00	
3	3 rd Installment with in 540 days from date of approval	5,12,142.00	30,729.00	5,42,871.00	
	Total	15,36,428.00	1,84,372.00	17,20,800.00	

- 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.

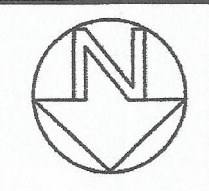
LAYOUT PLAN FOR "DARPAN CITY-III" AT RAKBA-KHANPUR TEHSIL-KHARAR, DISTT. S.A.S.NAGAR

TOTAL LAND AREA = 104049 sqft = 11561 sqyds = 2.38 Acres
 AREA UNDER ROADS & PARKING = 33280 sqft = 3697.77 sqyds (31.98%)
 AREA UNDER PARK = 15345 sqft = 1705 sqyds (14.75%)
 AREA UNDER RESIDENTIAL PLOTS = 52224 sqft = 5802.66 sqyds (50.20%)
 AREA UNDER COMMERCIAL PLOTS = 3200 sqft = 355.55 sqyds (3.07%)
 AREA OF SOLD RESIDENTIAL PLOTS = 36096 sqft = 4010.66 sqyds (69.12%)
 AREA OF UNSOLD RESIDENTIAL PLOTS = 16128 sqft = 1792 sqyds (30.88%)
 AREA UNDER SOLD COMMERCIAL PLOTS = 2000 sqft = 222.22 sqyds (62.50%)
 AREA UNDER UNSOLD COMMERCIAL PLOTS = 1200 sqft = 133.33 sqyds (37.50%)

NO. OF RESIDENTIAL PLOTS=68
 NO. OF COMMERCIAL PLOTS=12
 TOTAL NO. OF PLOTS=80

DARPAN CITY-III

As per field report of 19.8.14
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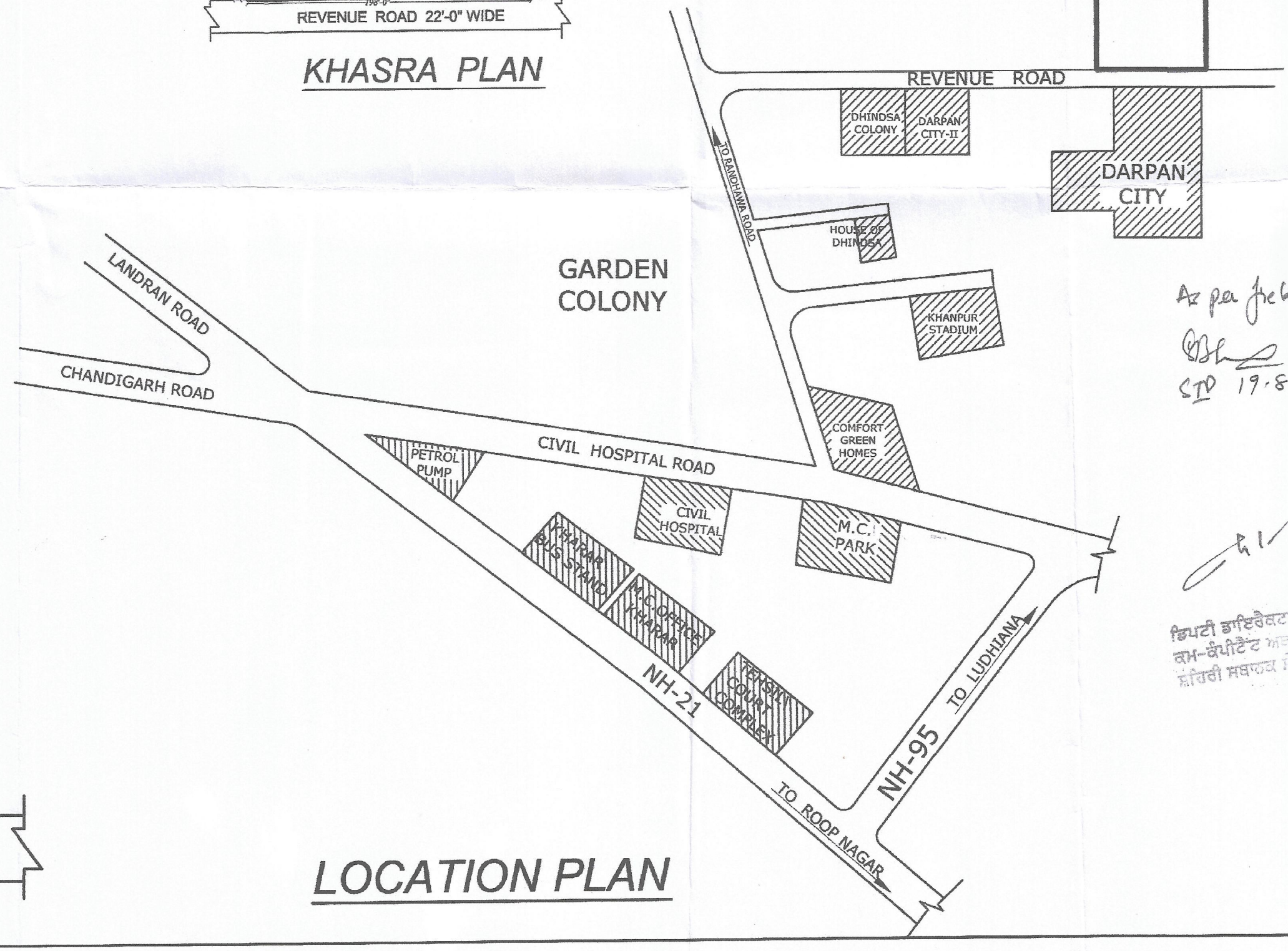
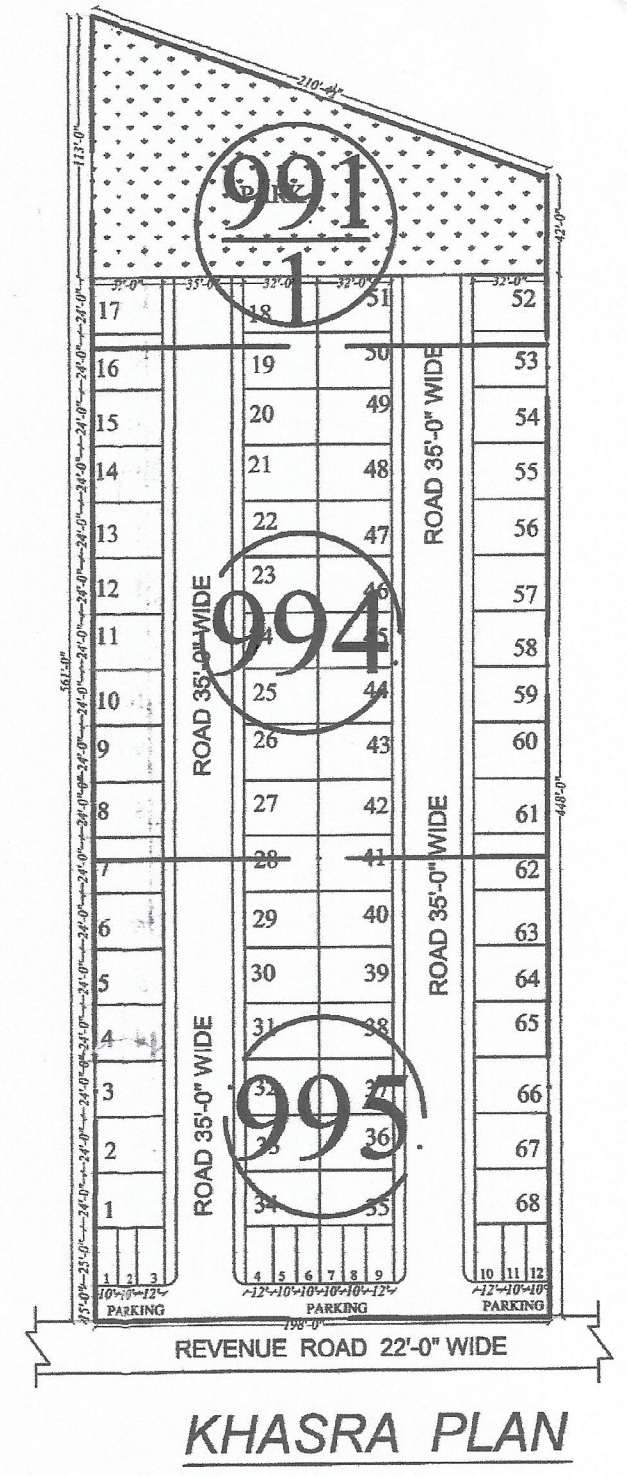
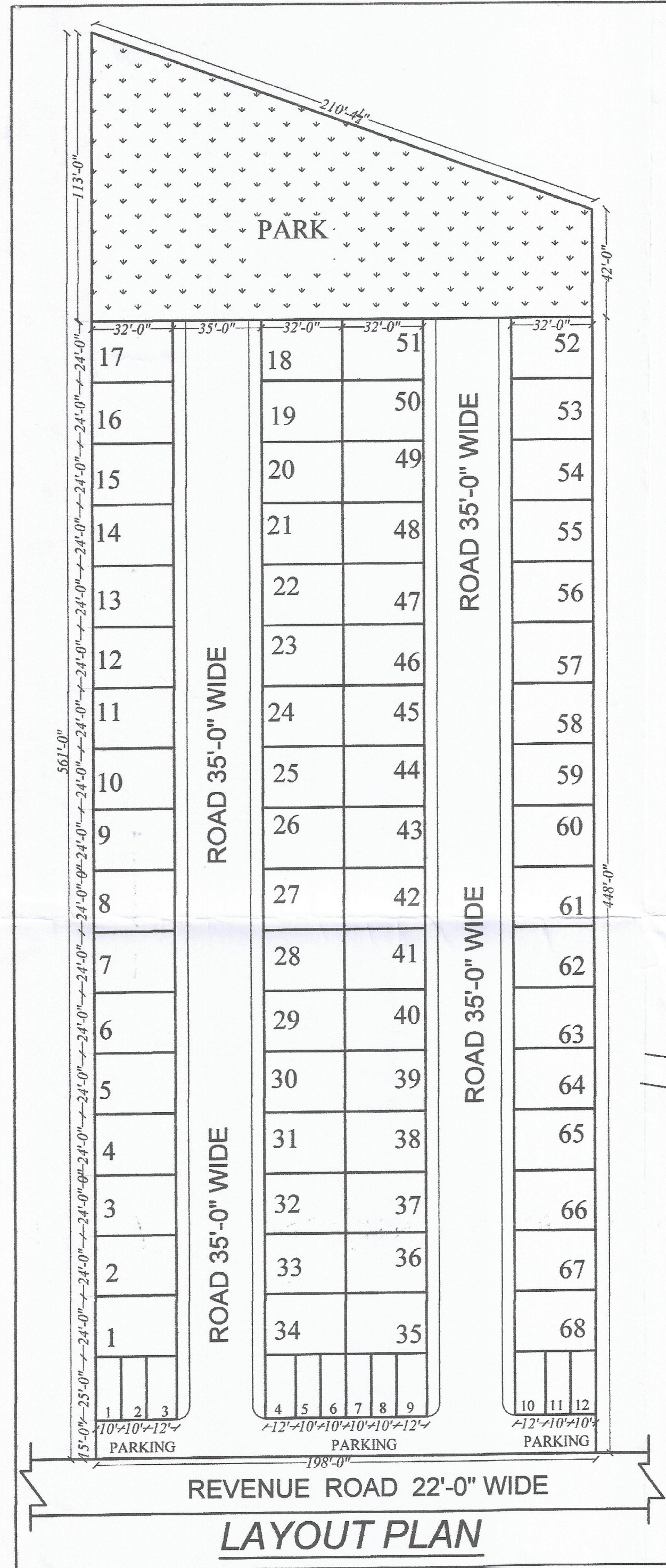


UNSOLD RESI. AREA SHOWN AS []
 SOLD RESI. AREA SHOWN AS []
 SOLD COMM. AREA SHOWN AS []
 UNSOLD COMM. AREA SHOWN AS []

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OWNER

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Ar. Harpreet Kaur
 B.Arch, A.I.I.A., M.C.A., A.I.V.
 Approved Valuer & Architect
 Reg. No. CA/2014/158
 Valuer Regn. No. 19999
 Mobile: 09316019068

ARCHITECT



LOCATION PLAN

REVENUE ROAD 22'-0" WIDE

LAYOUT PLAN