

From

Deputy Director

Local Government - Cum - Competent Authority,

Patiala.

To,

1. Smt. Sona Devi w/o Sh. Krishan Chand and
Smt. Parveen w/o Sh. Raj Kumar,
2. Sh.Sandeep Rana S/o Sh. Ram Singh &
Sh. Surinder Kumar Khillan S/o Ram Lubhaya
(GPA) Sh. Kulwant Singh, Gurmukh Singh & Surmukh Singh, sons of Sh. Joginder Singh, Smt. Baljit Kaur w/o Late Sh. Charanjit Singh & Sh. Arshdeep Singh s/o Sh. Charanjit Singh
3. Sh. Mohit Dhiman S/o JasPal Dhiman GPA
Smt. Sona Devi w/o Sh. Krishan Chand and , Smt. Parveen w/o Sh. Raj Kumar,

No. E.O/ 139

Dated 6/6/14

With reference to your application No. 283805 dated 31.12.2013 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.

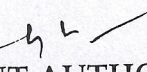
I)	Name of the promoter(s) (individual(s), Company, firm)	Smt. Sona Devi w/o Sh. Krishan Chand and Smt. Parveen w/o Sh. Raj Kumar,
II)	Father's Name	Sh.Sandeep Rana S/o Sh. Ram Singh & Sh. Surinder Kumar Khillan S/o Ram Lubhaya (GPA) Sh. Kulwant Singh, Gurmukh Singh & Surmukh Singh, sons of Sh. Joginder Singh, Smt. Baljit Kaur w/o Late Sh. Charanjit Singh & Sh. Arshdeep Singh s/o Sh. Charanjit Singh Sh. Mohit Dhiman S/o JasPal Dhiman GPA Smt. Sona Devi w/o Sh. Krishan Chand and , Smt. Parveen w/o Sh. Raj Kumar,
III)	Name of the Colony	" GREEN AVENUE "

IV)	Location (Village with H.B. No.)	Village Kharar H.B. 184
V)	Total area of the Colony in acres	2.75 Acres or 13310 Sq.yrd
VI)	Area Sold (Acre-Kanal-Marla)	1.59 Acres or 7705 Sq.yrd
VII)	Area under common purpose (Acre-Kanal-Marla)	0.96 Acres or 4659.324 Sq.yrd
VIII)	Saleable area still with promoter (Acre-Kanal-Marla)	0.20 Acres or 945.12 Sq.yrd
IX)	No of Plots saleable as per layout plan	46
X	Khasra No.	Khatoni/Khata No. 495/518, 1096/1206 Khasra No. 57//9 (6-16), 10/1 (0-4), 11/2 (0-4), 12 (8-0), 2/2 (0-4), 27 (1-4) Kita 6 rakba 16 Kanal 12 Marla, Khasra No. 57//13/1 (6-18) - 207/276 share measuring 5 Kanal 4 Marla and Khasra No. 57//14/1/1 (2-4)- 9/88 share measuring 4 Marla. Total Land area measuring 22 Kanal. (2.75 Acre or 13310 sq. yds.)
XI	Type of Colony (Resi./Ind./Comm.)	Residential
XII	Year of establishment of the Colony	Before 17.08.2007
XIII) Detail of purchase of land through 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	Area/Khasra No./Date & Number Total Area
As per Annexure Attached (A)		
(B) Detail of plots sold by the promoters through registered sale deed & agreement to sell		
S.No	Registered sale deed Area Biswa / Khasra No. / Date & Number	Registered Agreement Area / Khasra No. / Date & Number Total Area
As per Annexure Attached (B)		

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XIV)	Saleable area with % age	8650.68 Sq.yd(64.01%)		
	a) No of residential plots	46		
	b) No of commercial plots / shops	-----		
	c) No of plots under any other saleable use			
XV)	Area under public purpose with % age	4659.32 Sq.yd (35.01%)		
XVI)	Public facilities provided in the colony if any			
	A) No. Of Parks/open space with area	114.32 Sq. Yds. (0.88 %)		
	B) No. Of School with area			
	C) No. Of Community center with area			
	D) S.T.P.,ter Worksand OHSR	100 Sq. Yds. (0.84%)		
	E) Dispensary/Health Center F) Any other public use			
XVII)	Area under roads with % age	4445 Sq.yd (33.29%)		
XVIII)	Width of approach road	30'-0"		
XIX)	Width of internal roads (mention range of width i.e. 20'-40' etc.	30'-0"		
XX)	Mode of payment received	Installment		
XXI)	Demand Draft/Cash	Demand Draft		
	Fee/Charges received	Amount	Rs. 37,434/- + 50,000/-+ 19,000/-	Total
	In case of payment by	D.D.No.	690279, 515177	964637
		Dated	15.11.2013 31.05.2014	02.06.2014
	Name of Drawee bank	UCO Bank OBC Bank	Indian Bank	

(D.A/ Approved layout/Service plans


COMPETENT AUTHORITY

Residential Area 13310 X 4950 X .5%	3,29,422.00
Penlty 25%	82,356.00
Total	4,11,778.00
Amount paid	1,06,434.00
Balance payable	3,05,344.00

~~COMPETENT AUTHORITY~~

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	1,01,781.00	18,321.00	1,20,102.00	
2	2 nd Installment with in 360 days from date of approval	1,01,781.00	12,214.00	1,13,995.00	
3	3 rd Installment with in 540 days from date of approval	1,01,782.00	6,107.00	1,07,889.00	
		3,05,344.00	36,642.00	3,41,986.00	

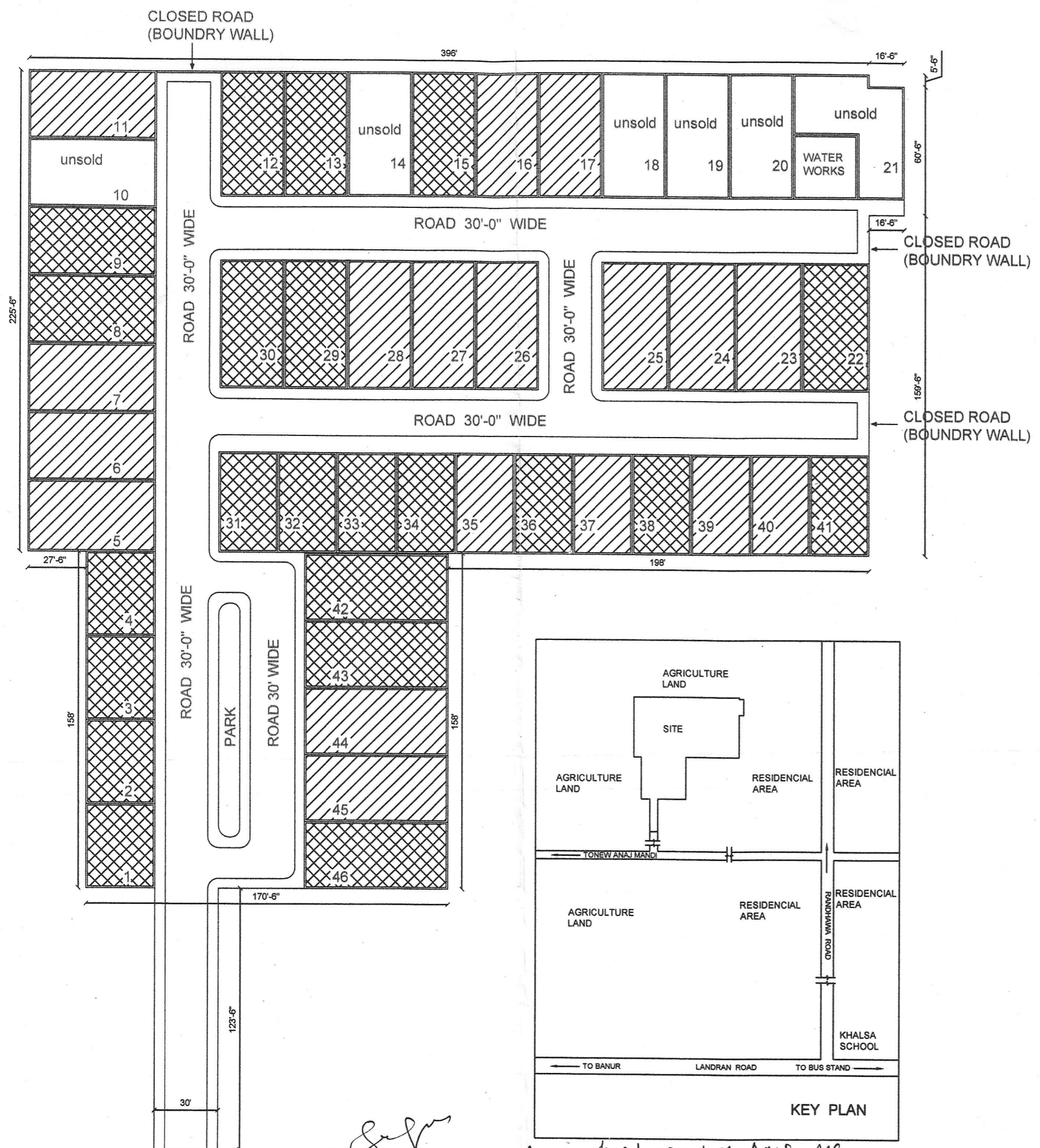
Note: - 1. No separate notice shall be issued for the payment of installments.

2. If the payments of installments not deposited with in 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 OF GREEN AVENUE ON NEW ANAJ MANDI ROAD, KHARAR

PROMOTORS : SMT SONA DEVI AND SMT PARVEEN KUMARI

SCALE = 1" = 40'-0"

SOLD PLOTS

SOLD AND CONSTRUCTED PLOTS

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TOTAL SCHEME AREA = 22 KANALS = 13310 SQ. YDS.

BREAK UP OF AREAS

1. AREA UNDER RESIDENCIAL PLOTS = 64.99 %
2. AREA UNDER PARKS = 0.88 %
3. AREA UNDER WATER WORKS = 0.84 %
4. AREA UNDER ROADS & PARKING = 33.29 %

AREA STATEMENT

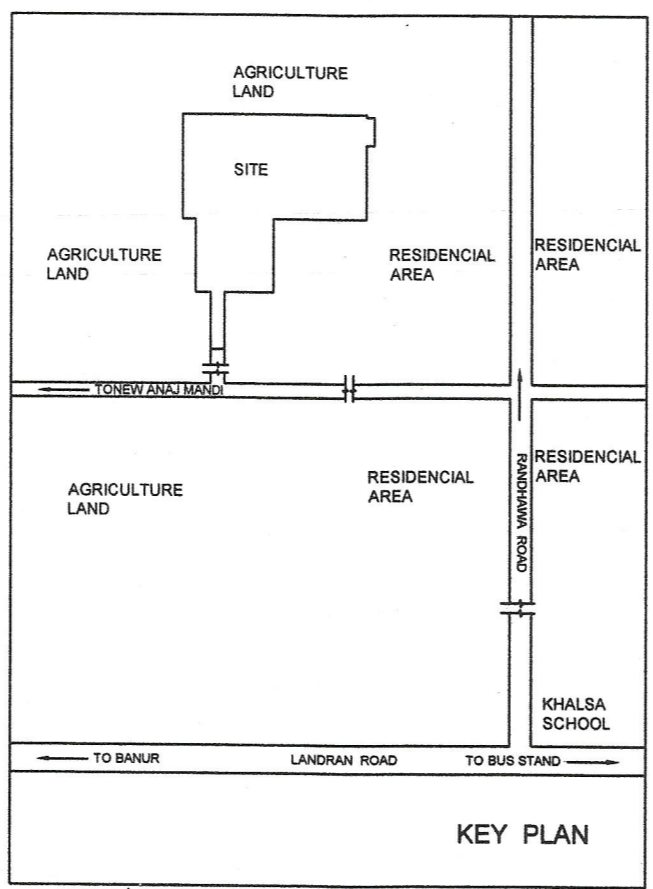
S.N.	TYPE	PLOT NO.	PLOT AREA (SQ. YDS.)	SIZE	NOS.	AREA
1	RESIDENCIAL	1 - 4	142.64	38'-6" X 32'-6"	4	570.56
2	RESIDENCIAL	5	223.33	33'-6" X 60'	1	233.33
3	RESIDENCIAL	6 - 11	213.33	32'-0" X 60'	6	1280
4	RESIDENCIAL	12 - 20	195	30'-0" X 58'-6"	9	1755
5	RESIDENCIAL	21	200	as per site	200	
6	RESIDENCIAL	22-25	209.16	31'-4.5" X 60'	4	836.64
7	RESIDENCIAL	26 - 30	200	30'-0" X 60'	5	1000
8	RESIDENCIAL	31 - 41	144.9	27'-9" X 47'	11	1593.9
9	RESIDENCIAL	42 - 46	236.25	31'-6" X 67'-6"	5	1181.25
TOTAL SCHEME AREA						= 13310 Sq. Yds.
TOTAL SALE ABLE AREA						= 8650.68 Sq. Yds.
						= 64.99 % OF SCHEME
AREA UNDER PARK						= 114.32 Sq.Yds.
						= 0.88 % OF SCHEME
AREA UNDER TUBE WELL						= 100 Sq.Yds.
						= 0.84 % OF SCHEME
AREA UNDER ROADS & PAVEMENTS						= 4445 Sq. yds
						= 33.29 % OF SCHEME

TITLE: LAYOUT CUM DEMARCATON & NUMBERING PLAN

OWNERS

ARCHITECT

THE ARCHITECTS COLLABORATIVE
 SCO 546, TOP FLOOR
 SECTOR 70
 SAS NAGAR, MOHALI
 M-9814831881 9888470265



Comd. Singh

As per field report of AME MC

 SPP 29.4.14