

From

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

To,

Sh. Pawan Kamar S/o Sh. Krishan Kumar,
Sh. Kuldeep Singh S/o Sh. Iqbal Singh,
Smt. Swaran Kaur W/o Sh. Ram Murti
Sh. Ram Chander S/o Sh. Ram Murti
Colony Guru Teg Bhadar Nagar, Teh: Kharar Distt. S.A.S. Nagar

No. E.O/ 216

Dated 24/12/17

With reference to your application 278875 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. Pawan Kamar S/o Sh. Krishan Kumar, Sh. Kuldeep Singh S/o Sh. Iqbal Singh, Smt. Swaran Kaur W/o Sh. Ram Murti Sh. Ram Chander S/o Sh. Ram Murti
II)	Fathers Name	Sh. Ram Chander S/o Sh. Ram Murti
III)	Name of the Colony	Colony Guru Teg Bhadar Nagar
IV)	Location (Village with H.B No)	Kharar H.B. No. 184
V)	Total area of colony in acres	0.86 Acre or 4168.33 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.441 Acre (2136.45 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.253 Acre Or (1225.00 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal- Marla)	0.187 Acre Or (906.88 Sq.yd)
IX)	No of Plots saleable as per layout plan.	29
(X)	Khasra No.	Khewat Khatauni no. 1400/1512 khasra no. 12/1/2(0-12), 2/3(0-14), 12/9/2(5-0),10(7-8)
XI)	Type of colony (resi./ind./comm.)	Residential/Commercial
XII)	Year of establishment of the colony	After 17-08-2007P
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		

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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	3043.33 Sq.yd Or (73.01 %)
	a) No of residential plots	24
	b) No of commercial plots/ shops	05
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	1225 Sq.yd Or (29.39 %)
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	1225 Sq.yd Or (29.39 %)
XVIII)	Width of approach road	22"
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	30"
XX)	Mode of payment received	Installment
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount Rs 52109/- + 1,88,130/- Total 2,40,239/-	
	In case of payment D.D.No. 322882 323500	
	Date 13.11.2013 26.12.2014	
	Syndicaet Bank Kharar ,	

(D.A/ Approved layout/Service plans)

COMPETENT AUTHORITY

Total fee	
Residential 3802 X 4950 X 2%	376398.00
Commercial 367 X 12000 X 6%	2,64,240.00
Total	6,40,638.00
50 % Penalty	3,20,319.00
Total	9,60,957.00
Amount paid	2,40,239.00
Balance amount	7,20,718.00

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	2,40,240.00	43,244.00	2,83,484.00	
2	2 nd Installment with in 360 days from date of approval	2,40,240.00	28,829.00	2,69,069.00	
3	3 rd Installment with in 540 days from date of approval	2,40,238.00	14415.00	2,54,653.00	
	Total	7,20,718.00	86488.00	8,07,206.00	

- 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 HOUSING SCHEME AT GURU TEG BAHADUR NAGAR, RAKBA KHARAR, TEHSIL-KHARAR, DISTT.S.A.S.NAGAR

DETAIL OF AREA

TOTAL LAND AREA = 37515 SQFT = 4168.33 SQYDS = 0.86 ACRES
 AREA UNDER ROADS /PARKING = 11025 SQFT = 1225 SQYDS (29.39%)
 AREA UNDER COMMERCIAL PLOTS/SHOPS = 2400 SQFT = 366.67 SQYDS (6.39%)
 AREA UNDER RESIDENTIAL PLOTS/HOUSES = 24090 SQFT = 2676.66 SQYDS (64.22%)
 AREA UNDER SOLD COMMERCIAL PLOTS/SHOPS = 330 SQFT = 36.67 SQYDS (13.75%)
 AREA UNDER UNSOLD COMMERCIAL PLOTS/SHOPS = 2070 SQFT = 230 SQYDS (86.25%)
 AREA UNDER SOLD RESIDENTIAL PLOTS/HOUSES = 18898 SQFT = 2099.78 SQYDS (78.45%)
 AREA UNDER UNSOLD RESIDENTIAL PLOTS/HOUSES = 5192 SQFT = 576.88 SQYDS (21.55%)

NO. OF RESIDENTIAL PLOTS=24
 NO. OF COMMERCIAL PLOTS=5
 TOTAL NO. OF PLOTS=29

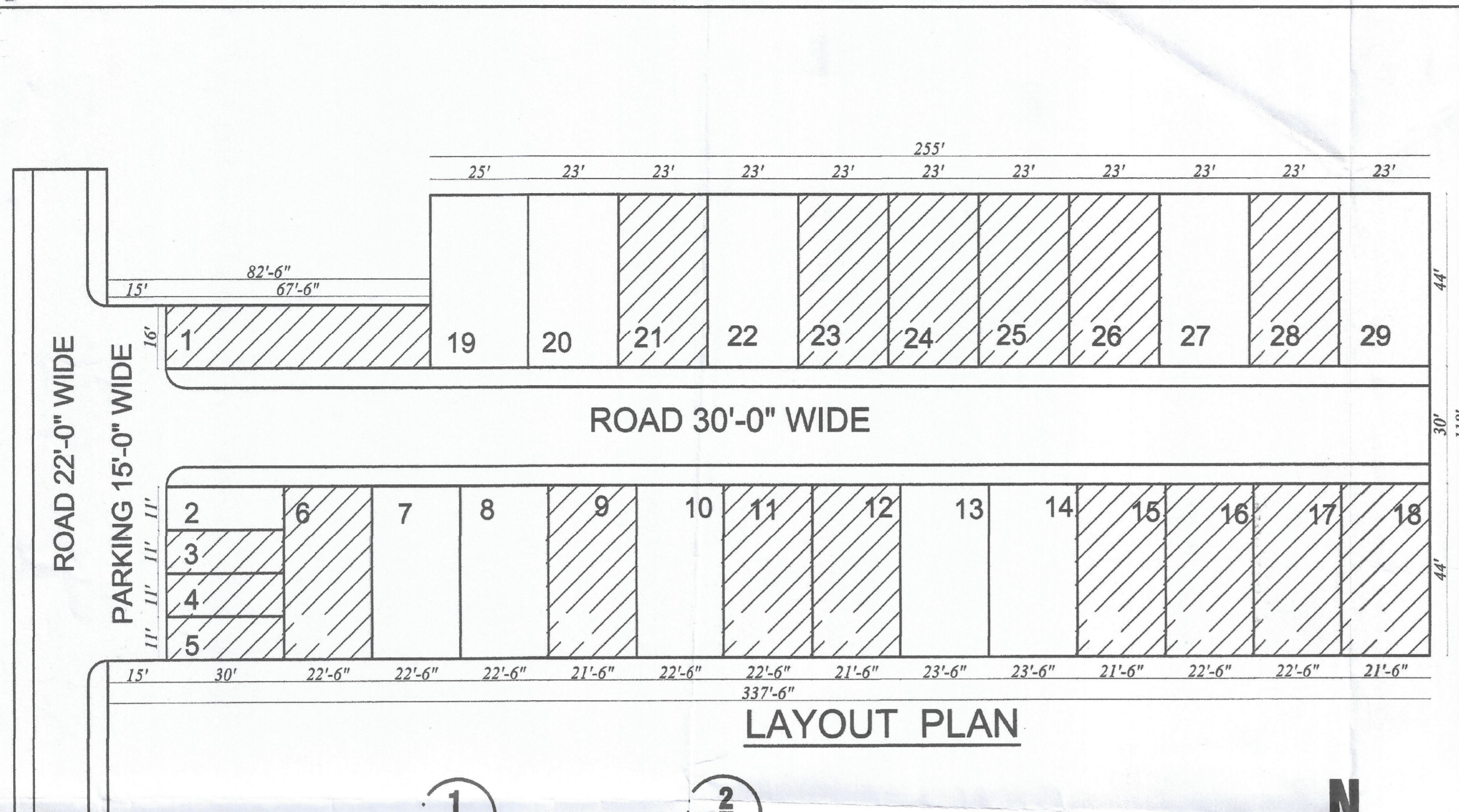
As per field report of some
 8/12/19-8-14

SOLD RESIDENTIAL AREA SHOWN AS
 UNSOLD RESIDENTIAL AREA SHOWN AS
 SOLD COMMERCIAL AREA SHOWN AS
 UNSOLD COMMERCIAL AREA SHOWN AS
 BUILT UP AREA SHOWN AS

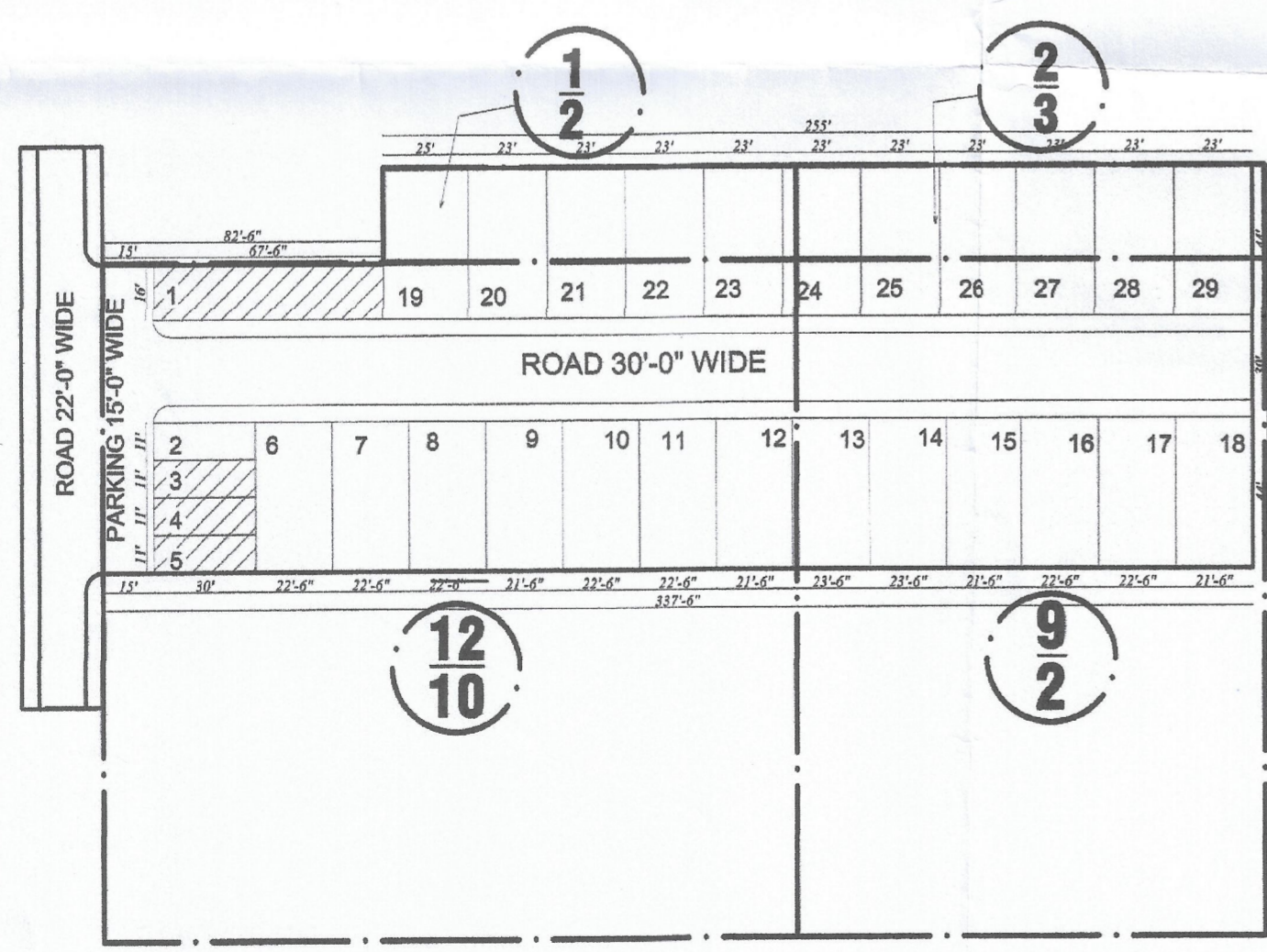
Ravon Nanda
OWNER

Hasth
 Ar. Harpreet Kaur
 B.Arch, A.I.A., M.C.A. A.I.A.
 Reg. No. CA/2007/40704
 Member Regn. No. A-1989
 Shop No. 110, (G. F.) Frier
 Opp. Bus Stand, Kharar (M) 093160-19368

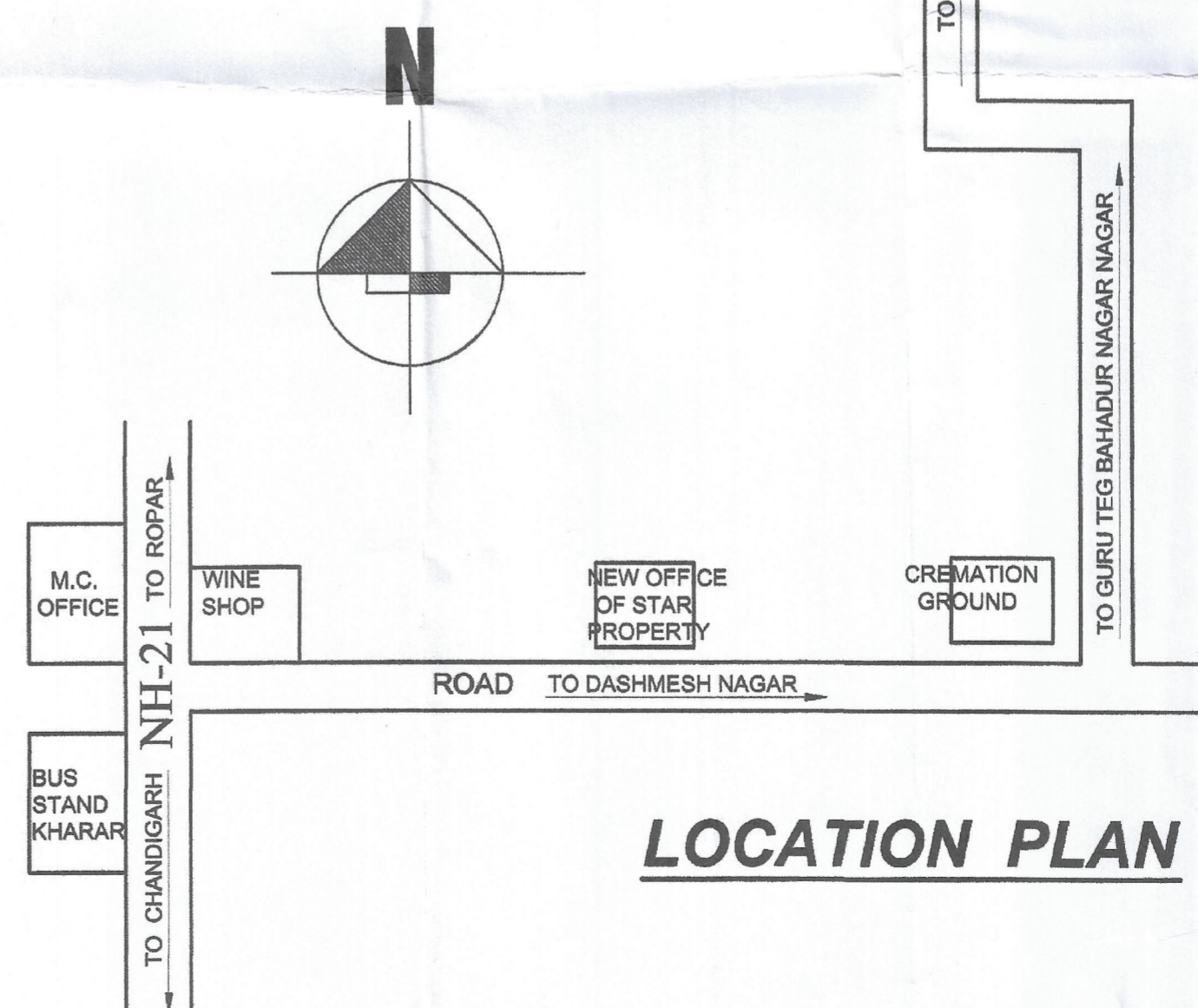
ARCHITECT



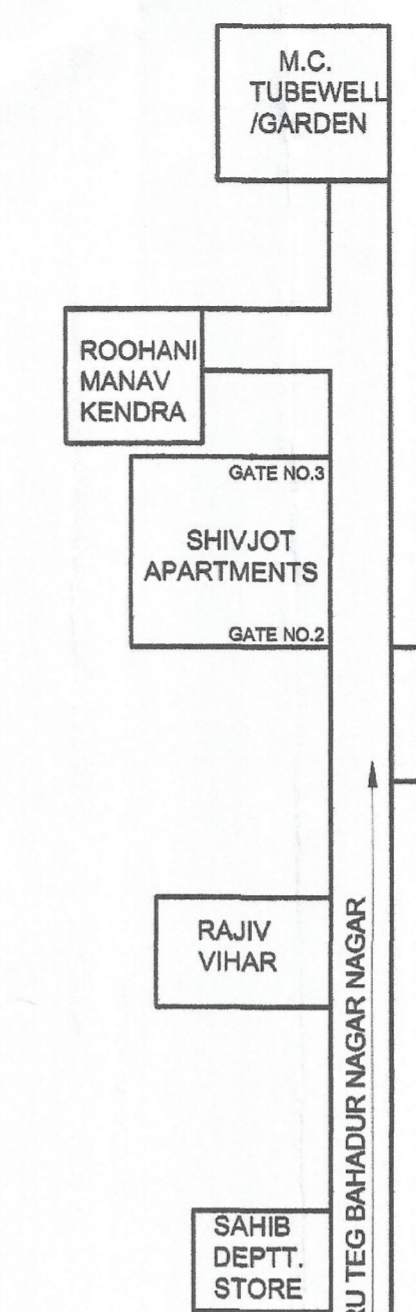
LAYOUT PLAN



KHASHRA PLAN



LOCATION PLAN



SITE