

From

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

To,

1) M/s Shivalik Infrastructure & Developers Pvt. Ltd.

Through Daljeet Singh S/o Sarja Singh

S.C.O. No. 510, Sec -70 Mohali

No. E.O/ 143

Dated 9/6/14

With reference to your application 245331 dated 23.11.2013 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 Shivalik Infrastructure & Developers Pvt. Ltd.,
II)	Fathers Name	Through Daljeet Singh S/o Sarja Singh , S.C.O. No. 510, Sec -70 Mohali
III)	Name of the Colony	Shivalik City Sector-127 Kharar
IV)	Location (Village with H.B No)	Village Chajju Majra Kharar Landra Road H.B. - 33
V)	Total area of colony in acres	4.95 Acre or 23953.46 Sq.Yd
VI)	Area Sold (Acre-Kanal-Marla)	2.40 Acre ( 11638.17 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	1.33 Acre Or ( 6414.24 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	1.22 Acre Or ( 5901.05 Sq.yd)
IX)	No of Plots saleable as per layout plan.	99
(X)	Khasra No.	Khewat/Khatoni No.87/111,KhasraNo.17//5(8-0), 6(8-0), 16//1/1 (2-8), 10/3(2-16), Kite 4 Rakba 21 Kanal 4 Marla ,Khewat/Khatoni No.175/239 KhasraNo.16//10/1(4-4), 17//14(1-6), 15/1 (0-13), 16//9 (8-0), kite 4 rakba 14 kanal 3 marla Khewat/Khatoni No.48/72, KhasraNo.16//1/1(2-8), 10/3(2-16), 17//5(8-0), 6(8-0), Kite Rakba 21 Kanal 4 Marla , Khewat/Khatoni No.121/189 KhasraNo.16//9(8-0), 10/1(4-4), 17//14(1-6), 15/1 (0-13), kite 4 rakba 14 kanal 3 marla Khewat/Khatoni No.344/425, KhasraNo. 7//25/1(3-6), 25/2(3-10), 8//21(7-7), 16//1/2 (5-12), 10/2(1-0) Kite 5 Rakba 20 kanal 15 Marla Khewat/Khatoni No.87/111KhasraNo.17//5(8-0), 6(8-0), 169//1/1(2-8), 10/3(2-16), Kite Rakba 21

		Kanal 4 Marla da 6450/22709 hesa Bakder 6-0 Kanal ,Khewat/Khatoni No.175/239 KhasraNo. 16//10/1(4-4), 17//14(1-6), 15/1(0-13), 16//9 (8-0), Kite 4 rakba 14 Kanal 3 Marla Khewat/Khatoni No.120/188 16//11 (8-0), 12(8-0), 19/3(4-18), 20/1(4-18), 17//15/2(7-3), 16/1(3-12) kite 6 Rakba 36 Kanal 11 Marla Khewat/Khatoni No. 106/17816//19/2(2-19),20/2(3-2),21(8-0),22/1(7-12), 17//16/2(1-14),25(2-0),18//5(0-0),19//1(6-0),2/1(4-0) kite 9 Rakba 35 Kanal 7 Marla
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		
<b>(A) Detail of land Purchased by the promoters</b>		
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>(B) Detail of plots sold by the promoters through registered sale deed &amp; Agreement to sell</b>		
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	17539.22 Sq.yd Or 73.23 %
	a) No of residential plots	93
	b) No of commercial plots/ shops	06
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	6414.24 Sq.yd Or 26.77 %
XVI)	Public facilities provides in the colony if any	----
	A) No of parks/ open spaces with area	183.88 Sq, Yds, 0.77 %
	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	6230.36 Sq.yd Or 26 %
XVIII)	Width of approach road	45'
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	30'
XX)	Mode of payment received	<b>Installment</b>
XXI)	Demand Draft/Cash	Demand Draft

Fee/Charges received	Amount	Rs. 93,043/- + 6,60,000/- Total 7,53,043/-
In case of payment by	D.D.No.	039564,0369566 , 996592
	Dated	<del>23.11.2013,</del> 05.06.2014
	Axis Bank	996803 11-11-14 Kotak Mohindera

(D.A/Approved layout/Service plans)

  
COMPETENT AUTHORITY

Total fee	
Residential Area 24278.22 X 4950 X 2% = 24,03,544/-	24,03,544.00
25 % Late Fee Penalty	6,00,886.00
Total	30,04,430.00
Amount paid	7,53,043.00
Balance amount	22,51,387.00

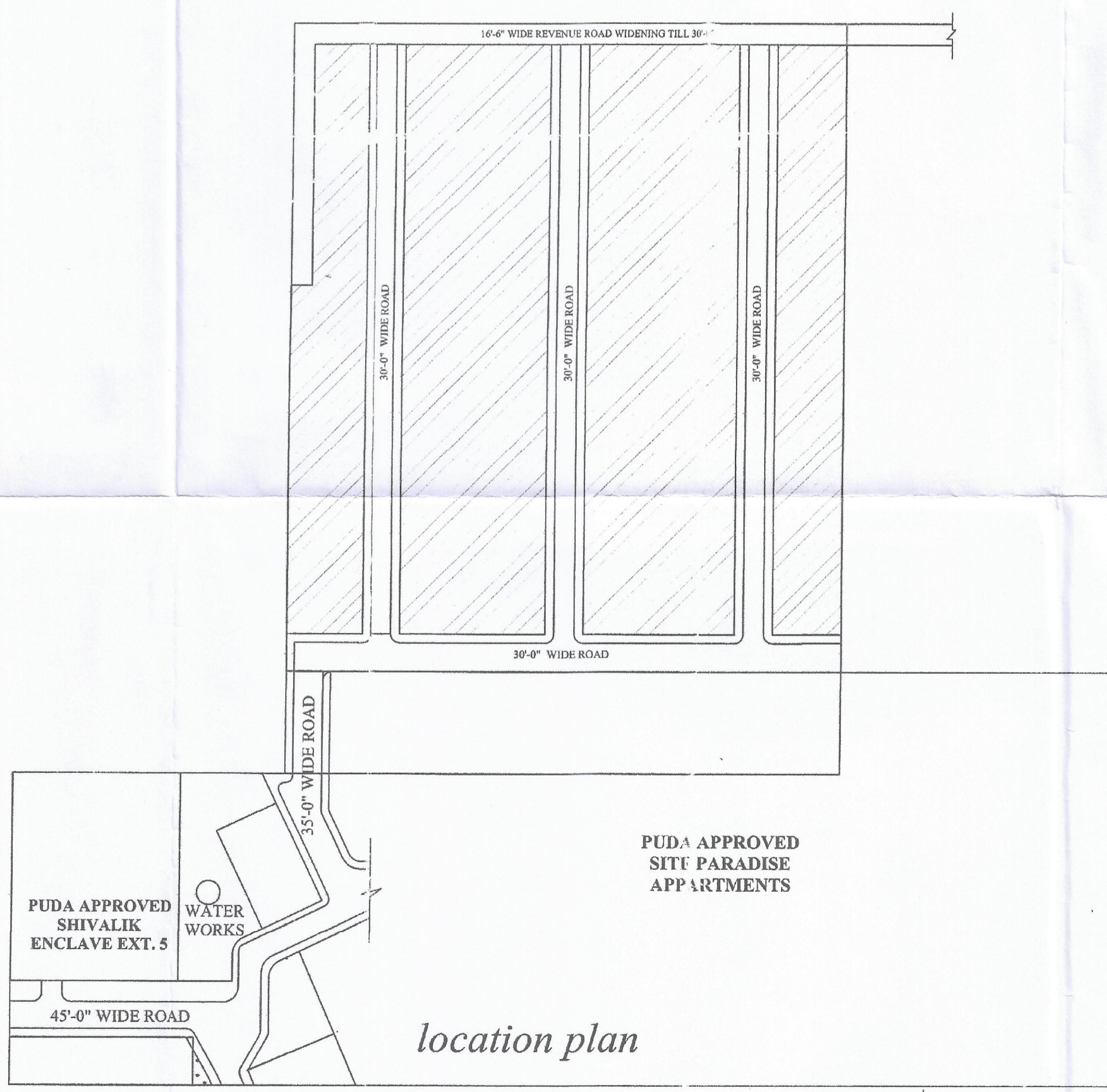
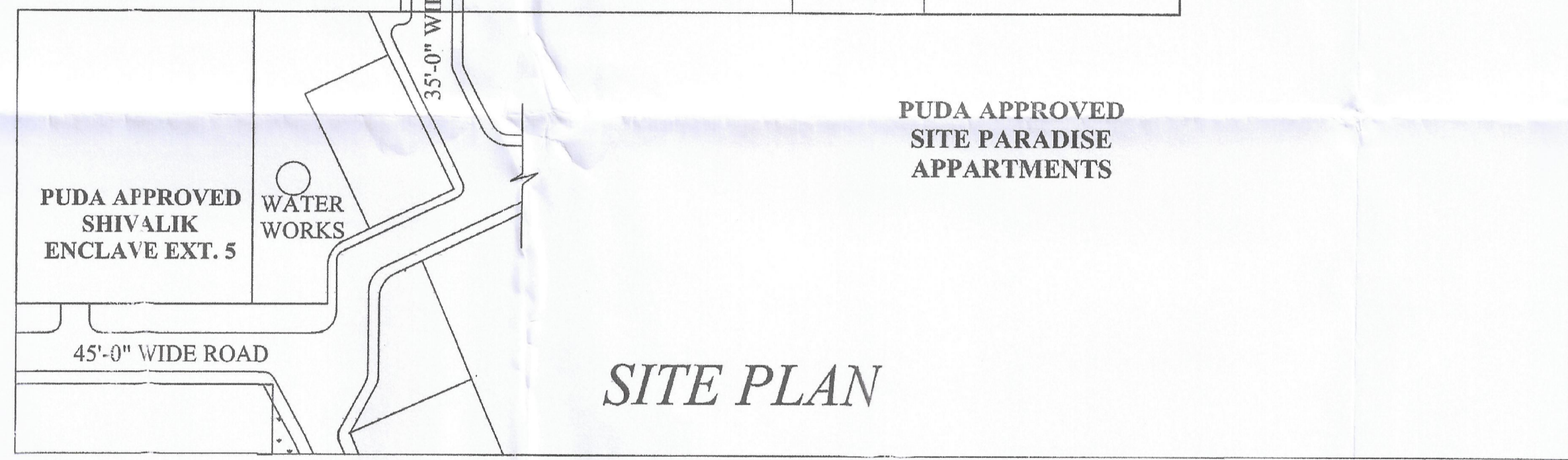
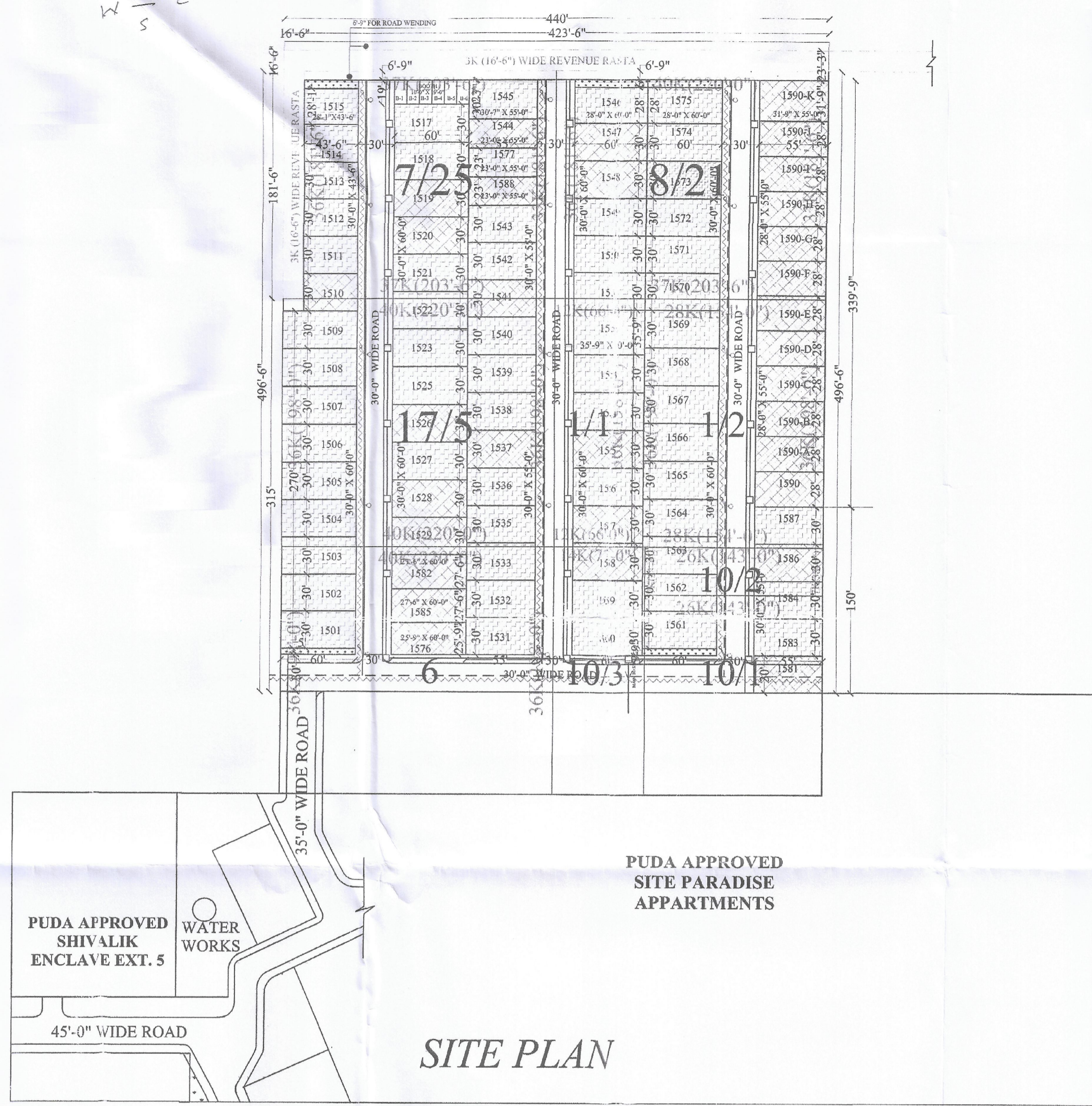
#### PAYMENT SCHEDULE

S.No.	Installments	Amount	Interest	Total amount	Payment Received
			12% P.A		
1	1 <sup>st</sup> Installment with in 180 days from date of approval	7,50,462.00	1,35,083.00	8,85,545.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	7,50,462.00	90,055.00	8,40,517.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	7,50,463.00	45,028.00	7,95,491.00	
	<b>Total</b>	<b>22,51,387.00</b>	<b>2,70,166.00</b>	<b>25,21,553.00</b>	

- 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.



LEGEND:-

	LT LINE PROPOSED
	STREET LIGHT
	SEWERAGE LINE
	WATER LINE
	MAIN HOLES SEWER

LEGEND:-

NOS OF SALES	LEGEND	SALE & UNSALE
61		SALE OF PLOT
38		UNSALE S.R & PLOT

As per field report of E.O.MC  
 SPP 29.4.14  
 22.4.14  
 100M  
 Comd. S/V  
 = H

RESIDENTIALS						
SR. NO.	PLOT NO.	SIZE	SQ. YDS	NOS.	SQ. YDS	
1	1501 TO 1509	30'-0" x 60'-0"	200	9	1800	
2	1510 TO 1514	30'-0" x 43'-6"	145	5	725	
3	1515 TO 1515	28'-1" x 43'-6"	135.81	1	135.81	
4	1517 TO 1523	30'-0" x 60'-0"	200	7	1400	
5	1525 TO 1529	30'-0" x 60'-0"	200	5	1000	
6	1582, 1585,	27'-6" x 60'-0"	183.33	2	366.66	
7	1576	25'-9" x 60'-0"	171.66	1	171.66	
8	1531 TO 1533	30'-0" x 55'-0"	183.33	3	549.99	
9	1535 TO 1543	30'-0" x 55'-0"	183.33	9	1649.97	
10	1588, 1577, 1544	23'-0" x 55'-0"	140.55	3	421.65	
11	1545	30'-7" x 55'-0"	186.87	1	186.87	
12	1546, 1575	28'-0" x 60'-0"	186.66	2	373.74	
13	1547 TO 1551	30'-0" x 60'-0"	200	5	1000	
14	1552	35'-9" x 60'-0"	238.33	1	238.33	
15	1553 TO 1572	30'-0" x 60'-0"	200	20	4000	
16	1574 & 1580	30'-0" x 60'-0"	200	2	400	
17	1581, 1583, 1584	30'-0" x 55'-0"	183.33	3	549.99	
18	1586, 1587	30'-0" x 55'-0"	183.33	2	366.66	
19	1590-1590(J)	28'-0" x 55'-0"	171.11	11	1882.21	
20	1590K	31'-9" x 55'-0"	194.02	1	194.02	
TOTAL AREA =					93	17412.56

COMMERCIAL					
SR. NO.	BOOTH	SIZE	SQ. YDS	NOS.	SQ. YDS
01	B-1 TO B-6	10'-0" x 19'-0"	21.11	06	126.66
TOTAL AREA =					126.66

AREA STATEMENT:-

AREA OF LAND:-	24278.22 SQ.YD = 5.01 ACRE
AREA UNDER ROAD WIDENING:-	324.76 SQ.YD
TOTAL AREA OF COLONY AFTER DEDUCTING ROAD WIDENING AREA:-	23953.46 SQ.YD = 4.95 ACRE
NET PLOTTED AREA:-	17539.22 SQ.YD = 73.28%
NET SALABLE AREA:-	17539.22 SQ.YD = 73.28%
SOLD PLOT AREA :-	11638.17 SQ.YD = 48.57%
UNSOLD PLOT AREA :-	5901.05 SQ.YD = 24.63%
AREA UNDER ROADS :-	6230.36 SQ.YD = 26.00%
GREEN AREA:-	183.88 SQ.YD = 0.76%

**VILLAGE CHAJJU MAJRA  
IN SECTOR-127**

PROMOTERS:-  
 SHIVALIK INFRASTRUCTURE &  
 DEVELOPERS PVT.LTD  
 SCO:- 510 SECTOR-70  
 MOHALI (PB)

DRAWN:- HARMEET

CHECKED BY:-

SCALE:- NTS SITE PLAN

DATE:- 10/05/2014 SHEET NO:- 1 OF 1

OWNER  
 Shivalik Infrastructures & Developers Pvt. Ltd.

**Dd**  
 DIFFRENT DYMENSIONZ  
 ARCHITECTS

2ND FLOOR S.C.O-348,349 SECTOR 34-A  
 CHANDIGARH. MOB:-098760-46570