

## Regularization Certificate for an Unauthorized Colony

**From**

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

**To**

**Sh. Satinder Singh S/o Diyal Singh,  
Sh. Mohan Singh & Sh. Jagmohan Singh S/o  
Surjit Singh.**

No. ATP-DDLG-/18/80

Date 21/3/18

With reference to your online application no. 490010 dated 11-01-2017 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 2014".

i)	Name of the Promoter(s)/ (Individual(s), company, Firm)	<b>Sh. Satinder Singh S/o Diyal Singh Sh. Mohan Singh &amp; Sh. Jagmohan Singh S/o Surjit Singh</b>
ii)	Fathers Name (in case of individuals)	-
iii)	Name of colony (if any)	Mata Gujri Avenue, Bhagomajra
iv)	Location (village with H.B.No)	H.B No 75
v)	Total area of colony in acres	59473 sq yard (12.287 acre)
vi)	Area sold (Acre-kanal-marla)	11921 sq yard (2.46 acre) (152 Plots)
vii)	Area under common purpose (Acre-kanal-marla)	29793.07 sq yd. (6.15 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	17758.92sq yd. (3.66 acre) (223 Plots)
ix)	No.of plots saleable as per layout plan	Residential 355 Commercial 20 <b>Total 375</b>
x)	Khasra Nos.	Attached Annexure A
xi)	Type of colony (Resi/comm/ind)	Residential and Commercial
xii)	Year of establishment of colony	After 17-8-2007
xiii)	Detail of purchase of land as per registrered sale deed and registered agreement to sell by the Promoter B) Detail of the land purchased by the promoter.	Attached Annexure A


Detail of land sold through sale deed/Agreement to sell by the promoter.

As per Annexure B attached

xiv)	Saleable area with %age c) No. of saleable plots d) No. of commercial plots e) No. of Residential plots f) No. of plots under any other saleable use.	29679.92 sq yard (49.90%) 375 20 355
xv)	Area under Public purpose with % age	
xvi)	Public facilities provides in the colony, if any g) No. of parks/open . h) No. of schools with area i) No. of community centre with area j) STP	3 - - -

xvii)	Area under roads with %age	25806.63 Sq.yds
xviii)	width of approach road	157' & 60'
xix)	width of internal road(mention range of width i.e 20'-40' etc)	35-0
xx)	Mode of payment received	By installment
xxi)	Demand draft/Cash	Demand draft
xxii)	Fees / charges received	Rs.10,50,000 + Rs. 15,66,812 + Rs. 28,52,325
xxiii)	In case of payment by	D.D no 072922 dated 11-1-17, DD no. 180368 dated 27-9-17, DD no. 180369 dated 27-9-17
xxiv)	Name of Drawee Bank	HDFC Bank Andhra Bank, Andhra Bank.

D.A/ Approved layout)

  
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Residential Fee	$\frac{58806.33 \times 4 \times 3261.66}{100}$	Rs 7672250/-
Commercial Fee	$\frac{666.66 \times 12 \times 3261.66}{100}$	Rs. 260935/-
	<b>Total</b>	<b>Rs. 7933185/-</b>
25% amount paid		Rs. 1983296
Balance payable		Rs. 5469137
		Rs. 2464050

Payment Schedule 508838.00

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
1	1st installment within 180 days from date of approval	8,21,350/-	1,47,843/-	9,09,193/-
2	2nd installment within 360 days from date of approval	8,21,350/-	98,560/-	9,19,910/-
3	3rd installment within 540 days from date of approval	8,21,350/-	49,281/-	8,70,631/-
	<b>Total</b>	<b>2464050</b>	<b>2,95,684/-</b>	<b>27,59,734/-</b>

- Note:1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer, MC Kharar vide letter no. 331 dated 6-4-2017, 415 dated 27-4-17 had informed to this office that 30% fee had been deposited by the colonizer. Consequent of miscalculation if any additional amount is worked out as recoverable at any stage applicant shall be liable to pay the same within 15 days from the issue of demand notice deposit the same.
- 3) If any of the conditions of the policy of the government found violated the Regularization Certificate issued at the time of...

- 4) This Regularization Certificate is granted subject to the decision of C.W.P No 4018 of 2012 ( Gurdeep Kaur vs state of punjab & others) pending in the Hon'ble High Court.
- 5) That the certificate is issued as per the recommendation of Executive officer and STP Municipal Corporation Patiala
- 6) That if subsequently any defect is found in ownership. Any other documents or any encroachment will found, owner/developer shall be liable for the same.
- 7) That the colony developer will liable to leave the plot no. P480-A area 141.34 got for drinking water tube well / OHSR and Plot No. P365 area 159.61 sq.yds for sewerage treatment plant (STP) without any compensation for public use.

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This certificate is subject to the verification of the information and the bank draft submitted by the applicant. In case the information provided by the applicant is found false/ incorrect at any stage, the compounding of the offence shall stand withdrawn and penal action against the applicant shall be initiated.

Endst. No. ATF-DDLG/18/ 80

Dated: 21/03/18

A copy of the above is forwarded to the Executive officer, Municipal Council Kharar with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately.

~~Deputy Director-cum-  
Competent Authority,  
Local Government,  
Patiala.~~

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Annexure - A

Sr No.	Name of Purchaser	Khewat / Khatoni No.	Khasra No.	Area (k.m)
1	Sh. Satinder Singh S/o	437/460	106/2/1,	128 k
	Sh. Dial Singh &	438/461	106/1/1	0 m
	Sh. Mohan Singh S/o			
	Sh. Surjit Singh &			
	Sh. Jagmohan Singh S/o			
	Sh. Surjit Singh			
				128 k
				0 m

Area Under Scheme = 59473 sq.yds

ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ  
ਬਲ-ਕੰਪੋਟਿਟ ਆਰੀਏਟੀ,  
ਸ਼ਹਿਦੀ ਸਰਕਾਰ ਸੈਕਟਰ, ਪਟਿਆਲਾ।

**Residential  
Annexure – B**

**Detail of plot sold by through Registered Sale Deed & Agreement to sell**

Sr. No.	Sold plot No.	No. of Plots	Total Area (Sq. Yds.)	Sale Deed/ Agreement Date	Name of Client
1.	333, 334, 301, 302, 303	5	350	11/03/2013	Sh. Om Parkash S/o Sh. Sardari Lal
2.	372, 373, 374, 369	4	320	11/03/2013	Sh. Harjinder Singh S/o Sh. Dalip Singh
3.	105, 108, 370, 110	4	320	18/03/2013	Sh. Labh Singh S/o Sh. Baldev Singh
4.	298, 237, 238, 258, 297	5	320	25/03/2013	Sh. G.K. Mehta S/o Sh. Inderjit Mehta
5.	166, 167, 153, 154,	4	365	07/03/2013	Sh. Darshan Singh S/o Charan Singh
6.	116, 117, 118, 120	4	376	21/03/2013	Sh. Gurdarshan Singh S/o Sh. Jagjit Singh Walia
7.	212, 213, 215, 216, 200	5	350	28/01/2013	Sh. Niraj Thapar S/o Sh. H.K. Thapar
8.	220, 224, 264, 305, 180	5	350	04/02/2013	Sh. Gурpal Singh S/o Sh. Santa Singh
9.	5, 7, 8, 10	4	320	04/02/2013	Sh. Gulab Chouhan S/o Sh. Maan Singh
10.	42, 48, 172, 155	4	332	11-02-2013	Sh. Suresh Kumar S/o Sh. Ami Chand
11.	198, 197, 236, 240, 199	5	320	11/02/2013	Sh. Sachin Kumar S/o Sh. Surinder Kumar
12.	70, 93, 384, 371	4	320	18/02/2013	Sh. Mohit Kumar S/o Sh. Mukesh Kumar
13.	164, 165, 159, 161	4	344	21/02/2013	Sh. Gurpreet Singh S/o Sh. Harbhajan Singh
14.	148, 149, 150, 151, 480	5	417	02/03/2013	Sh. Om Parkash S/o Sh. Partap Singh
15.	133, 134, 121, 122, 490	5	449	18/03/2013	Sh. Anil Kali Raman S/o Sh. Partap Singh

ਸਿਪਟੀ ਡਾਇਰੈਕਟਰ  
ਕਮ-ਕੰਪੀਟੈਂਟ ਅਥਾਰਿਟੀ,  
ਸ਼ਹਿਰੀ ਸਰਕਾਰ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ।

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16.	41, 43, 44, 45, 50, 489	6	473	19/02/2013	Sh. Arvinderpal Singh Bhinder S/o Sh. Natha Singh Bhinder
17.	375, 376, 377, 378, 485	5	393	11/03/2013	Sh. Chander Shekher S/o Sh. Pandit Mohan
18.	1, 2, 3, 4, 484	5	393	04/02/2013	Sh. Harish Juneja S/o Sh. Jagdish Lal
19.	127, 128, 135, 136, 488	5	449	10/03/2013	Sh. Harwinder Singh S/o Sh. Hansa Singh
20.	129, 130, 131, 132, 487	5	449	15/03/2013	Sh. Hira Lal S/o Sh. Dhani Ram
21.	380, 381, 382, 383, 483	5	393	11/03/2013	Sh. Jatinder Singh S/o Sh. Pritpal Singh
22.	168, 169, 170, 171, 173, 469	6	503	27/12/2012	Sh. Karan Kumar S/o Sh. Naresh Kumar
23.	123, 124, 125, 126, 486	5	449	15/03/2013	Sh. Mandeep Singh S/o Sh. Sukhdev Singh
24.	66, 67, 68, 69, 481	5	393	18/02/2013	Sh. Rajinder Singh S/o Sh. Naranjan Singh
25.	174, 175, 176, 163, 467	5	417	25/12/2012	Sh. Rajinder Singh S/o Sh. Pirthi Singh
26.	143, 144, 145, 146, 468	5	417	03/03/2013	Sh. Sudarshan Kumar Bhanote S/o Sh. Hem Raj Sharma
27.	331, 332, 335, 336, 337, 470	6	424	06/03/2013	Sh. Sudhir Kumar S/o Sh. Rajinder Kumar
28.	63, 64, 65, 71, 482	5	393	18/02/2013	Sh. Varinder Sharma S/o Sh. Ramesh Sharma
29.	493, 494, 495, 496, 497, 498	6	438	18/03/2013	Sh. Rajan Sharma S/o Sh. Surinder Kumar
30.	471, 472, 473, 474, 475, 476	6	438	18/03/2013	Sh. Ajay Pal S/o Sh. Ram Misher Singh
31.	500, 501, Shop no. 36, 37, 38	2 3	146 100	18/03/2013	Sh. Naresh Kumar S/o Sh. Surinder Kumar
Total		152	11921		

ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ  
ਕਮ-ਕੰਪੀਟੈਂਟ ਅਥਾਰਿਟੀ,  
ਬਹਿਰੀ ਸਮਾਨਕ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ।