

# REGULARIZATION CERTIFICATE FOR AN UN-AUTHORIZED COLONY

From: (To be substituted bearing the same no & date )

Competent Authority-cum-  
Deputy Director Local Govt.  
Patiala

To,

Rajesh Saini S/o Phool singh Saini  
M/s Saini Developers & Promoters Pvt. Ltd.  
SCO No. 1, Saini Vihar, Phase-S, Baltana,  
Tehsil Dera Bassi, Distt. S.A.S. Nagar (Punjab)

No. 3395-13/14645-53

Dated: 7.10.2013

With reference to your application dated 04.09.2013 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 promoters/<br>(individual(s), company, firm)   | Mr. Rajesh Saini   |
| ii)   | Father's Name ( in case of individuals)  | Mr. Phool singh Saini  |
| iii)  | Name of the colony (if any)  | Balaji Enalve.   |
| iv)   | Location ( village With H.B. No.)  | Village Kaulimajra, H.B. No. 213   |
| v)    | Total area of colony in acres  | 15 Acre (72600 Sq. Yds.)   |
| vi)   | Area sold (acre-Kanal-Marla)   | 17055 Sq. Yds. (3.523 Acrea)   |
| vii)  | Area under common purposes (Acre-Kanal-Marla)  | 28954 Sq. Yds. (5.982 Acre)  |
| viii) | Saleable area still with the promoters (Acre-Kanal-Marla)  | 26591 Sq. Yds. (5.494 Acre)  |
| ix)   | No. of plots saleable as per layout plan   | 433  |
| x)    | Khasra Nos.  | Khata No. 17/25, Khasra No. 108,<br>107, 109, 112, 111, 110, 106, Khata No.<br>27/72, Khasra No. 100, 103, 104, 102min,<br>98min, 95min, Khata No. 27/71, Khasra<br>No. 101, 102min, 97, 96, 98min 95min,<br>Khata No. 27/74, Khasra No. 98min, Khata<br>No. 27/75, Khasra No. 102, Khata No.<br>27/73, Khasra No 99 |
| xi)   | Type of colony (Resi/Indl/Comm)  | Residential/commercial   |
| xii)  | Year of establishment of the colony.   | After 17.08. 2007  |
| xiii) | Details of purchase of land as per registered sale deed and registered agreement to sell by the promoters. |  |

## (A) Detail of purchase of land by the promoters

S. No.	Registered sale deed			Regd. Agreement to sell			Total area
	Area	Khasra No.	Date & Number	Area	Khasra No.	Date & Number	
1	02 Bigha	Khata No. 17/25, Khasra No. 108, 107, 109, 112, 111, 110, 106, Khata No. 27/72, Khasra No. 100, 103, 104, 102min, 98min, 95min, Khata No. 27/71, Khasra No. 101, 102min, 97, 96, 98min 95min, Khata No. 27/74, Khasra No. 98min, Khata No. 27/75, Khasra No. 102, Khata No. 27/73, Khasra No 99	Sale Deed No. 10785, Dated 17/10/2012	Remaining area measruling 57bighas-12biswas consent letter of Khata No. 17/25, Khasra No. 108, 107, 109, 112, 111, 110, 106, Khata No. 27/72, Khasra No. 100, 103, 104, 102min, 98min, 95min, Khata No. 27/71, Khasra No. 101, 102min, 97, 96, 98min 95min, Khata No. 27/74, Khasra No. 98min, Khata No. 27/75, Khasra No. 102, Khata No. 27/73, Khasra No 99 is attached herewith			72Bighas-12Biswas
2	05Bighas	as above	Sale Deed No. 13660, Dated 24/12/2012				
3	08Bighas	as above	Sale Deed No. 894, Dated 08/04/2013				

(B) Details of plot sold by the promoter through Registered Sale deed and Agreement to Sell.

S. No.	Registered sale deed				Regd. Agreement to sell				Total area
	Area	Khasra No.	Vasika Number	Dated	Area	Khasra No.	Number	Date	
1	107.33 SQ YARDS	Khata No. 17/25,	10874	18-10-2012	89 SQ YARDS	17/25, Khasra No. 108, 107,	13407	26-11-2012	17055 Sq. Yds.
2	107.33 SQ YARDS	108, 107,	11051	22-10-2012	115 SQ YARDS	109, 112, 111,	13406	26-11-2012	
3	107.33 SQ YARDS	109, 112,	11196	25-10-2012	100 SQ YARDS	110, 106,	14389	12/12/2012	
4	100 SQ YARDS	111, 110,	11214	25-10-2012	100 SQ YARDS	Khata No. 27/72, Khasra No. 100, 103,	18244	11/2/2013	
5	89 SQ YARDS	106, Khata No. 27/72,	11366	30-10-2012	165 SQ YARDS	104, 102min, 98min, 95min,	2512	27-02-2013	
6	210 SQ YARDS	100, 103,	11454	31-10-2012	165 SQ YARDS	Khata No. 27/71, Khasra No. 101,	2515	27-02-2013	
7	107.33 SQ YARDS	104,	11497	1/11/2012	225 SQ YARDS	102min, 97,	2511	27-02-2013	
8	132.88 SQ YARDS	102min, 98min,	11498	1/11/2012	110 SQ YARDS	96, 98min	5511	28-06-2012	
9	207.33 SQ YARDS	95min,	11499	1/11/2012	775 SQ YARDS	95min, Khata No. 27/74,	5512	28-06-2012	
10	120 SQ YARDS	Khata No. 27/71,	11500	1/11/2012	220 SQ YARDS	Khasra No. 98min, Khata No. 27/75,	5516	28-06-2012	
11	200 SQ YARDS	101,	11614	5/11/2012	1070 SQ YARDS	102, Khata No. 27/73, Khasra No. 99	5515	28-06-2012	
12	100 SQ YARDS	102min,	11688	6/11/2012	110 SQ YARDS		5514	28-06-2012	
13	100 SQ YARDS	97, 96,	11815	9/11/2012	110 SQ YARDS		5513	28-06-2012	
14	105 SQ YARDS	98min,	11931	15-11-2012	110 SQ YARDS		5501	28-06-2012	
15	105 SQ YARDS	95min,	11929	15-11-2012	110 SQ YARDS		5500	28-06-2012	
16	120 SQ YARDS	Khata No. 27/74,	11952	16-11-2012	220 SQ YARDS		4410	28-06-2012	
17	120 SQ YARDS	Khasra No. 98min,	11953	16-11-2012	100 SQ YARDS		8171	4/7/2012	
18	110 SQ YARDS	Khata No. 27/75,	11955	16-11-2012	110 SQ YARDS		8172	4/7/2012	
19	100 SQ YARDS	102, Khata No. 27/73,	12040	19-11-2012	330 SQ YARDS		8173	4/7/2012	
20	107.33 SQ YARDS	99	12041	19-11-2012	135 SQ YARDS		8174	4/7/2012	
21	100 SQ YARDS		12165	21-11-2012	440 SQ YARDS		8175	4/7/2012	
22	100 SQ YARDS		12166	21-11-2012	215 SQ YARDS		8176	4/7/2012	
23	120 SQ YARDS		12316	23-11-2012	215 SQ YARDS		8177	4/7/2012	
24	105 SQ YARDS		12364	26-11-2012	220 SQ YARDS		8178	4/7/2012	
25	110 SQ YARDS		12443	27-11-2012	110 SQ YARDS		8190	4/7/2012	
26	100 SQ YARDS		12571	29-11-2012	420 SQ YARDS		8205	4/7/2012	
27	100 SQ YARDS		12572	29-11-2012	335 SQ YARDS		8206	4/7/2012	
28	124 SQ YARDS		12947	6/12/2012	110 SQ YARDS		8207	4/7/2012	
29	105 SQ YARDS		13144	11/12/2012	210 SQ YARDS		8208	4/7/2012	
30	100 SQ YARDS		13187	12/12/2012	210 SQ YARDS		8210	4/7/2012	
31	105 SQ YARDS		13306	13-12-2012	315 SQ YARDS		8211	4/7/2012	
32	110 SQ YARDS		13464	18-12-2012	100 SQ YARDS		8213	4/7/2012	
33	105 SQ YARDS		13775	21-12-2012	200 SQ YARDS		8215	4/7/2012	
34	135 SQ YARDS		13849	24-12-2012	105 SQ YARDS		8221	4/7/2012	
35	100 SQ YARDS		14524	4/1/2013	200 SQ YARDS		8222	4/7/2012	
36	135 SQ YARDS		14578	7/1/2013	425 SQ YARDS		8223	4/7/2012	
37	110 SQ YARDS		14867	15-01-2013	100 SQ YARDS		8125	4/7/2012	
38	100 SQ YARDS		14894	15-01-2013	399 SQ YARDS		8226	4/7/2012	
39	115 SQ YARDS		14893	15-01-2013	194 SQ YARDS		8227	4/7/2012	
40	256.88 SQ YARDS		15651	1/2/2013	800 SQ YARDS		8228	4/7/2012	
41	225 SQ YARDS		15781	6/2/2013	914 SQ YARDS		2514	27-02-2013	
42	225 SQ YARDS		15782	6/2/2013	315 SQ YARDS		2510	27-02-2013	
43	105 SQ YARDS		16403	21-02-2013	259 SQ YARDS		2513	27-02-2013	
44	110 SQ YARDS		16722	28-02-2013	210 SQ YARDS				
45	107.33 SQ YARDS		17733	19-03-2013					

- xiv) Saleable area with %age 43646 Sq. Yds. (60.11 %)
- a) No. of residential plots. 389
- b) No. of Commercial plots/shops. 44
- c) No. of industrial plots. -----
- d) No. of plots under any other saleable use. -----
- xv) Area under public purpose with %age 28954 Sq. Yds. (39.89%)
- xvi) Public facilities provided in the colony if any.
- a) No. of Parks/open spaces with area 3 Parks (98 Sq. yds. 336 Sq. Yds. 707 Sq. Yds. (1.58 %))
- b) No. of school with area ---
- c) No. of Community Centre with area 300 Sq. Yds. (0.41 %)
- d) STP, Water works and OHSR 367 Sq. Yds. (0.50%)

e) Dispensary/Health centre ---  
 f) Any other public use.

xvii) Areas under roads with %age 27146 Sq. Yds. (37.40%)  
 xviii) Width of approach road. 40'  
 xix) Width of internal roads (mention range of width i.e. 20'-40' etc.) 35' Wide  
 xx) Mode of payment received Installment ☐ Lump sum ☐  
 xxi) Demand Draft/ Cash Demand Draft  
 xxii) Fee/charges received Rs, 7,71,500/- (25 %)  
 xxiii) In case of payment by D.D. D.D. No. 030298, dated 12.09.2013  
 D.D. No. 030378, dated 30.09.2013  
 D.D. No. 030377, dated 30.09.2013

xxiv) Name of drawee bank. Axis Bank, Branch Dera Bassi

D.A./Approved Layout/Service Plans)

COMPETENT AUTHORITY

#### PAYMENT SCHEDULE

S. No.	Installments	Amount	Interest	Total amount	Payment received	
					DD No. and date	Cash receipt No. and date
1.	7.4.2014	770571/-	138703/-	909274/-		
2.	7.10.2014	770571/-	92469/-	863040/-		
3.	7.4.2015	770570/-	46234/-	816804/-		

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 withdrawn and penal action against the applicant shall be initiated.