

## Regularization Certificate for an Unauthorized Colony

From

Competent Authority,  
Cum -Deputy Director  
Local Government  
Patiala,

To

M/S Richway colonizers Pvt Ltd  
through Director Sh Satinder kumar s/o Shyam lal  
Sh Ravi Gulati s/o Vasdev Gulati.  
RICH SQUARE Residential  
1DDLG/ 59

Date 24-9-15

With reference to your on line application no 278438 dated 14.11.2013 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, 2014".

i)	Name of the Promoter(s) / (Individual(s), Company, Firm)	M/S Richway colonizers Pvt Ltd through Director Sh Satinder kumar s/o Shyam lal Sh Ravi Gulati s/o Vasdev Gulati.
ii)	Father's Name ( in Case of individuals)	-
iii)	Name of Colony (if any)	RICH SQUARE
iv)	Location (Village with H.B No)	Vill. Khunimajra H.B NO- 187
v)	Total area of Colony in acres	5741.66 Sq.yds (1.18 Acre)
vi)	Area Sold ( acre- kanal- Marla)	1847.20 Sq.yds (0.38 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	2187.50 Sq.yds (0.45Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	1706.96 sq yd (0.35 Acre)
ix)	No. of plots saleable as per layout plan.	33, Residential
	Plots sold	17 (2 Built up)
x)	Khasra No's	Khewat no /Khatauni no 102/113 Khasra no 8//3(8-0), 8//8(8-0)
xi)	Type of colony (Resi / Indl / Comm.)	Residential
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

A) Detail of the Land Purchased By the Promoter

**As per annexure A Attached**

Detail of Land Sold Through sale deed / Agreement to sell by the Promoter.

**As per annexure B Attached**

xiv)	Saleable area with % age a) No. of residential Plots b) No. of Commercial Plots / shops c) No. of industrial plots d) No. of plots under any other saleable use	3554.16 Sq.yd(61.91%) 33 NIL NIL
xv)	Area under Public Purpose with %	2187.50 Sq.yds (38.09%)
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. community centre with area d) STP e) water works and OHSR f) Dispensary/ health centre g) Any other Public use	one NIL NIL Nil Nil
xvii)	Area under roads and parking with % age	1900 Sq.yds (33.09%)
xviii)	Width of approach road	60'
xix)	Width of Internal roads ( Mention rang of width i.e. 20' - 40' etc)	30'
xx)	Mode of Payment Received	<input type="checkbox"/> Rent <input type="checkbox"/> Lump Sum <input type="checkbox"/>
xxi)	Demand Draft / Cash	Demand Draft
xxii)	Fees / Charges Received	Rs 29500/- Rs 130000/-
xxiii)	In case of Payment by	Deposited by D.D no960833 Dt. 23.1.2015 D.dno 002361 dt. 22.9.2015
xxiv)	Name of Drawee Bank	HDFC bank.

( D.A / Approved Layout )

  
Competent Authority

**TOTAL FEE**

Residential Fee	5742 X 4400 X 2%	=	Rs 505296/-
25% Penalty		=	Rs 126324/-
Total		=	Rs 631620/-
25% fees		=	Rs 157905/-
Amount Paid		=	Rs 159500 /-
Balance Payable		=	Rs 4,72,120/-

Payment Schedule of remaining amount i.e Rs 4,72,120

Sr.	Installments	Amount	Interest	Total Amount
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24/9/15 (23/3/16)

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No			12 % Per Annum	
1	1 <sup>st</sup> Installment Within 180 Days From the date of Approval	157373/-	28327/-	185700/-
2	2 <sup>nd</sup> Installment Within 360 Days From the date of Approval	157373/-	18885/-	176258/-
3	3 <sup>rd</sup> Instalment With in 540 Days From the date of Approval	157374/-	9442/-	166816/-
	Total	472120/-	56654/-	528774/-

- 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 and 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 granted shall liable to be cancelled .
  - 4) This Regularisation 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.

*[Signature]*  
Competent Authority

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 -1DDLG/ 58

Dated 24.9.15

A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar in continuation of its office letter no 633 dated 24.8.15 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer , (Municipal Council , Zirakpur) vide its office letter no 2845 dated 18.9.2015 with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately.

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

