

Regularization Certificate for an Unauthorized Colony

From

Competent Authority,
Cum -Deputy Director
Local Government
Patiala,

To

M/S Vishav Real Estates Pvt Ltd
through Director Sh Sudershan Verma s/o Ramji Dass Landran
Road, Kharar
PRIME CITY Commercial
No 1DDLG/ 29

Date 15-7-15

With reference to your on line application no 450909 dated 23.1.2015 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 Vishav Real Estates Pvt Ltd |
| ii) | Father's Name (in Case of individuals) | - |
| iii) | Name of Colony (if any) | PRIME CITY |
| iv) | Location (Village with H.B No) | Vill. Kharar H.B NO- 184 |
| v) | Total area of Colony in acres | 4314.32 Sq.yds (0.891 Acre) |
| vi) | Area Sold (acre- kanal- Marla) | 900Sq.yds (0.185 Acre) |
| vii) | Area under common purpose (acre- kanal- Marla) | 2530.55 Sq.yds (0.523Acre) |
| viii) | Saleable area still with the promoter (Acre- Kanal - Marla) | 883.76 sq yd (0.183 Acre) |
| ix) | No. of plots saleable as per layout plan. Plots sold | 23, Commercial 13 (2 Built up) |
| x) | Khasra No's | Khewat no 1337,1346/1,1585,2465,2080,1689,2180,2256,2065,1545 Khatauni no 1346,1613,2570,2144,1720,2246,2323,2129,1570 Khasra no 651(0-18), 652/9(4-5), 670(2-18), 671(3-0), 640/1 (1-13), ,652/1(12-12), 672(1-8), 652/2(3-4), 652/14/2(1-17) 652/12(4-0), 652/13(8-11) , 652/10(1-9),652/5/2(0-12), 652/5/3(0-12), 652/3(1-16),652/11(1-11), 652/4(3-8), |
| xi) | Type of colony (Resi / Indl / Comm.) | 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

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 | 1783.76 Sq.yd(41.35%) Nil 23 NIL NIL |
| xv) | Area under Public Purpose with % | 2530.55 Sq.yds (58.65%) |
| 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 | NIL NIL NIL Nil Nil |
| xvii) | Area under roads and parking with % age | 2530.55 Sq.yds (58.65%) |
| xviii) | Width of approach road | 55' set back |
| xix) | Width of Internal roads (Mention rang of width i.e. 20' - 40' etc) | - |
| 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 15,53400/- |
| xxiii) | In case of Payment by` | Deposited by D.D no960833 Dt. 23.1.2015 |
| xxiv) | Name of Drawee Bank | PNB Kharar. |

(D.A/ Approved Layout)

Prady
Competent Authority

TOTAL FEE

| | | | |
|-----------------|-----------------|---|----------------|
| Residential Fee | 4314 X 4950 X4% | = | Rs 25,62,516 |
| 25% Fees | | = | Rs 6,40,629/- |
| Amount Paid | | = | Rs 15,53,400/- |

Balance Payable

= Rs 100,9116/-

Payment Schedule of remaining amount i.e Rs 1009116

| Sr. No | Installments | Amount | Interest 12 % Per Annum | Total Amount |
|--------|---|----------|-------------------------|--------------|
| 1 | 1 st Installment Within 180 Days From the date of Approval | 336372/- | 60546/- | 396918/- |
| 2 | 2 nd Installment Within 360 Days From the date of Approval | 336372/- | 40365/- | 376737/- |
| 3 | 3 rd Instalment With in 540 Days From the date of Approval | 336372/- | 20182/- | 356554/- |
| | Total | 1009116 | 121093/- | 1130209/- |

- 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/ 30

Dated 15/7/15

A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar in continuation of its office letter no 171 dated 8.5.15 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer, (Municipal Council, Zirakpur) vide its office letter no 2202 dated 10.7.2015 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.

**LAYOUT PLAN FOR THE
COMMERCIAL COLONY
"PRIME CITY " AT LANDRAN
ROAD KHARAR, TEH. KHARAR,
DISTT. S.A.S. NAGAR, (PB)**

DETAIL OF AREA

COMMERCIAL

TOTAL COMMERCIAL LAND
= 38828.92 SQ.FT. OR 4314.32 SQ.YDS.

AREA UNDER COMMERCIAL PLOTS
= 16053.89 SQ.FT. OR 1783.76 SQ.YDS. (41.35%)

AREA UNDER PARKING
= 22775.03 SQ.FT. OR 2530.55 SQ.YDS. (58.65%)

AREA OF SOLD PLOTS
= 8100 SQ.FT. OR 900 SQ.YDS (50.45%)

AREA OF UNSOLD PLOTS
= 7953.89 SQ.FT. OR 883.76 SQ.YDS (49.55%)

NO. OF COMMERCIAL PLOTS = 23 NOS.

Executive Officer
Municipal Council
Kharar

AREA STATEMENT

| PLOT NOS. | NOS. | SIZE | AREA(SQ.FT.) | AREA(SQ.YDS.) |
|-----------------------|------|-----------------|------------------------|-----------------------|
| 1 SHOWROOM NO. (1-15) | 15 | 15'-0" X 60'-0" | 13500 SQ. FT. | 1500 SQYDS. |
| 2 BOOTH (1-7) | 7 | 10'-0" X 30'-0" | 2100 SQ. FT. | 233.33 SQ. YDS. |
| 2 BOOTH (8) | 1 | AS PER SITE | 453.89 SQ. FT. | 50.43 SQ. YDS. |
| TOTAL | | | 16053.89 SQ. FT | 1783.76 SQ.YDS |

SOLD PLOT SHOW BUILT UP SHOW

Municipal Engineer
Municipal Council
KHARAR

Asstt. Municipal Engineer
Municipal Council
Kharar

Junior Engineer
Municipal Council
KHARAR

OWNER

For Vishav Real Estate Pvt. Ltd.
Director

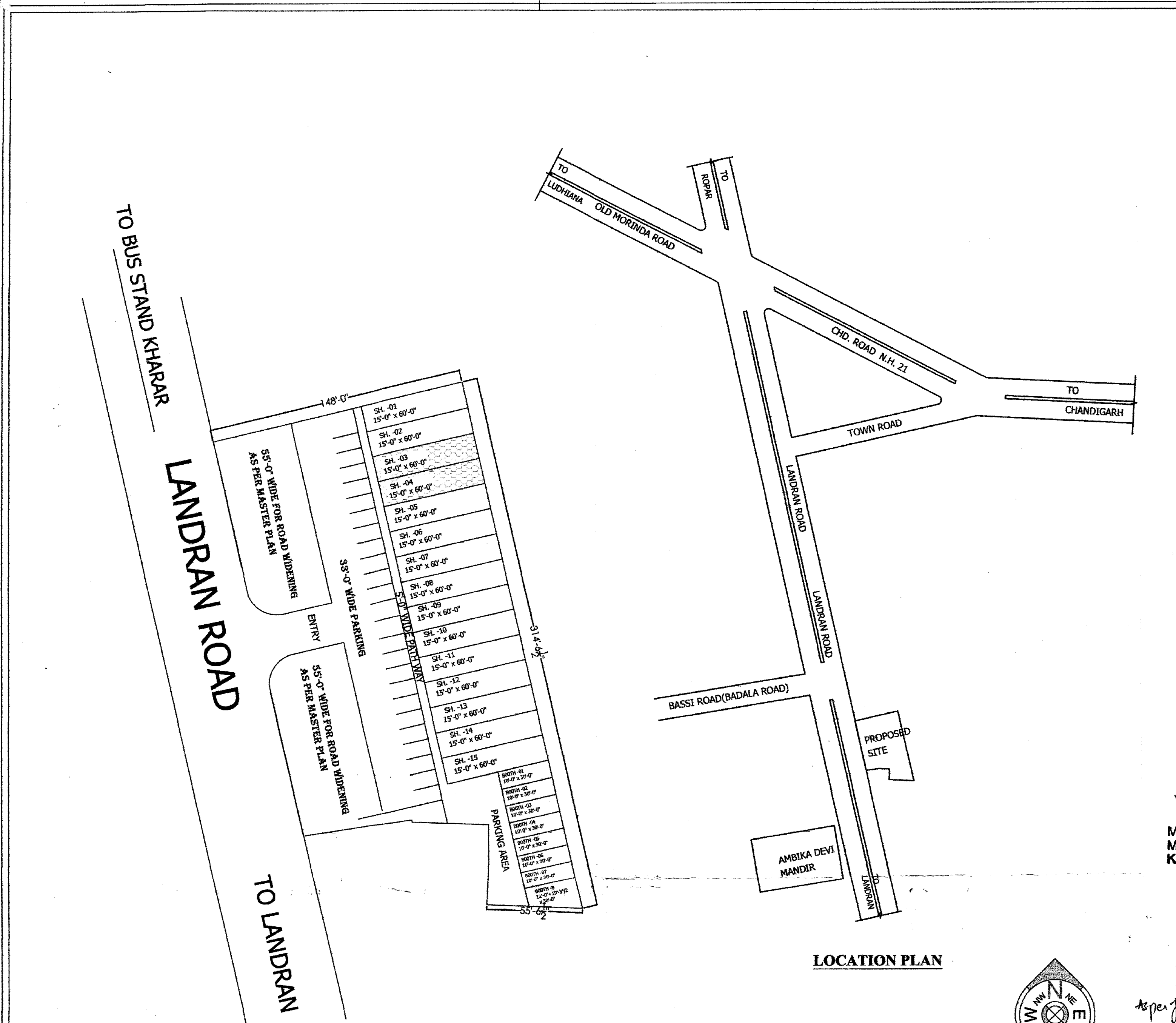
As per final report of R.O.M.C

LG
STP

Sukhmani Real Estate Planners
Architects, Estimators
Regd. No. 100
Ph: 98763-01030
Email: kamalunty@yahoo.com

डिप्टी कमिश्नर
सम-विपीएट भवार्थी,
सिटी सवतक संसधान, 10

ARCHITECT



COLONY LAYOUT PLAN

LOCATION PLAN