

①

From

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

To,

Aman City Developers Pvt.Ltd.
At Kharar, M.C. Kharar, /distt. Mohali (Pb.)

No. E.O/ 159

Dated 29/7/14

With reference to your application 245484 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	Aman City Developers Pvt.Ltd.
II)	Fathers Name	
III)	Name of the Colony	Aman City Block-A & Block-B
IV)	Location (Village with H.B No)	Village Kharar
V)	Total area of colony in acres	6.23 Acre or 30155.91 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	2.38 Acre (11532.26 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	1.98 Acre Or (9570.96 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal- Marla)	1.87 Acre Or (9052.68 Sq.yd)
IX)	No of Plots saleable as per layout plan.	149
(X)	Khasra No.	448/463 14//16/2(4-8), 17/2(2-8),25(1-15), Kite 4 Rakba 8 Kanal 11 Marle 1/6 Part 1 Kanal 8-1/2 MarlaKahata No, 449/464 Khasra No, 14//27(0-

— 41 —

		<p>5),16//27(7-18), Kite 2 Rakba 8 Kanal 3 Marle 1/12 Part 0-13-1/2 Marle Total Rkba 2 Kanal 2 Marle, 447/462 Khasra No. 14//17/3(3-12), 24(5- 2), 16//4/2(1-8) Kite 3 Rakba 10 Kanal 2 Marle Part 3/5 6 Kanal 1 Marle Kahta No. 449/464 Khasra No. 14//27(0-5, 16//27(7-18) Kite 2 Rakba 8 Kanal 3 Marle 39/163 Part 1 Kanal 19 Marle Total 8 Kanal 0 Marle, 448/463 Khasra No. 14//16/2(4-8), 17/2(2-8), 25(1-15),Kite 4 Rakba 8 Kanal 11 Marle & Kahta No, 449/464 Khasra No, 14//27(0-5),16//27(7-18) Kite 2 Rakba 8 Kanal 3 Marle, Kahta No. 509/524 Khasra No, 14//21/2(7-4), 22(8-0), Kite 2 (15-4), Part 40/304 , 2-0 Marle, Kahta No, 511/526, 2287/2441, 2715/2918 Khasra No, 14//18/1(6-5), 23(7-10), 16//9/1(4-8),3(6-19), 4/1(1-13),7/2(5-2),8(8- 0),12/2(4-8), 13(7-18),14(1-4),26(0-19), Kite 11 Rakba 54 Kanal 6 Marle The 100/1086 Part 5 Kanal 0 Marle & Kahta No, 509/524 Khasra No, 14//22(8-0), the 25/160 the part 1 Kanal 5 Marle Total Rakba 8 Kanal 0 Marle, Kahta No, 509/524 Khasra No, 14//21/2(7-4) & Kahta No, 511/526 Khasra No, 16//1/2(7-4), 2(8-0),Kite 3 Total Rakba 22 Kanal 8 Marle in 7 Kanal 0 Marle, Kahta No, 511/526, 2287/2441, 2715/2918 Khasra No, 14//18/1(6-5), 23(7-10), 16//9/1(4-8), 3(6-19), 4/1(1-13), 7/2(5-2), 8(8-0), 12/2(4-8), 13(7-18), 14(0-4), 26(0-19), Kite 11 Rakba 54 Kanal 6 Marle the 160/1086 Part 8 Kanal 0 Marle</p>
XI)	Type of colony (resi./ind./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 land Purchased by the promoters		
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) Detail of plots sold by the promoters through registered sale deed & Agreement to sell		
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 a) No of residential plots b) No of commercial plots/ shops d) No of plots under any other saleable use	20584.95 Sq.yd Or (68.26 %) 149 ---- ----
XV)	Area under public purpose with %age	9570.96 Sq.yd Or (31.74 %)
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 of community centre with area D) S.T.P., Water works and OHSR E) Dispensary/ Health centre F) Any other public use, Parking	---- 1 252 Sq Yds. 0.84% ---- ---- ---- ----
XVII)	Area under roads with %age	9318.96 Sq.yd Or (30.90 %)
XVIII)	Width of approach road	30"
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	30"

XX)	Mode of payment received	Installment
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount Rs1,18,370/- 8,15,000/- Total /- 9,33,370/-	
	In case of payment D.D.No. 478638 001110	
	Dated 26.09.2013 11.06.2014	
	OBC Bank HDFC Bank	

(D.A/ Approved layout/Service plans)


COMPETENT AUTHORITY

Total fee	
Residential 30156.X X 2%	37,31,805.00
Total	37,31,805.00
Amount paid	9,33,370.00
Balance amount	27,98,435.00

PAYMENT SCHEDULE

S.No	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 st Installment with in 180 days from date of approval	9,32,812.00	1,67,907.00	11,00,719.00	
2	2 nd Installment with in 360 days from date of approval	9,32,812.00	1,11,938.00	10,44,750.00	
3	3 rd Installment with in 540 days from date of approval	9,32,812.00	55,968.00	9,88,780.00	
	Total	27,98,436.00	3,35,813.00	31,34,249.00	

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

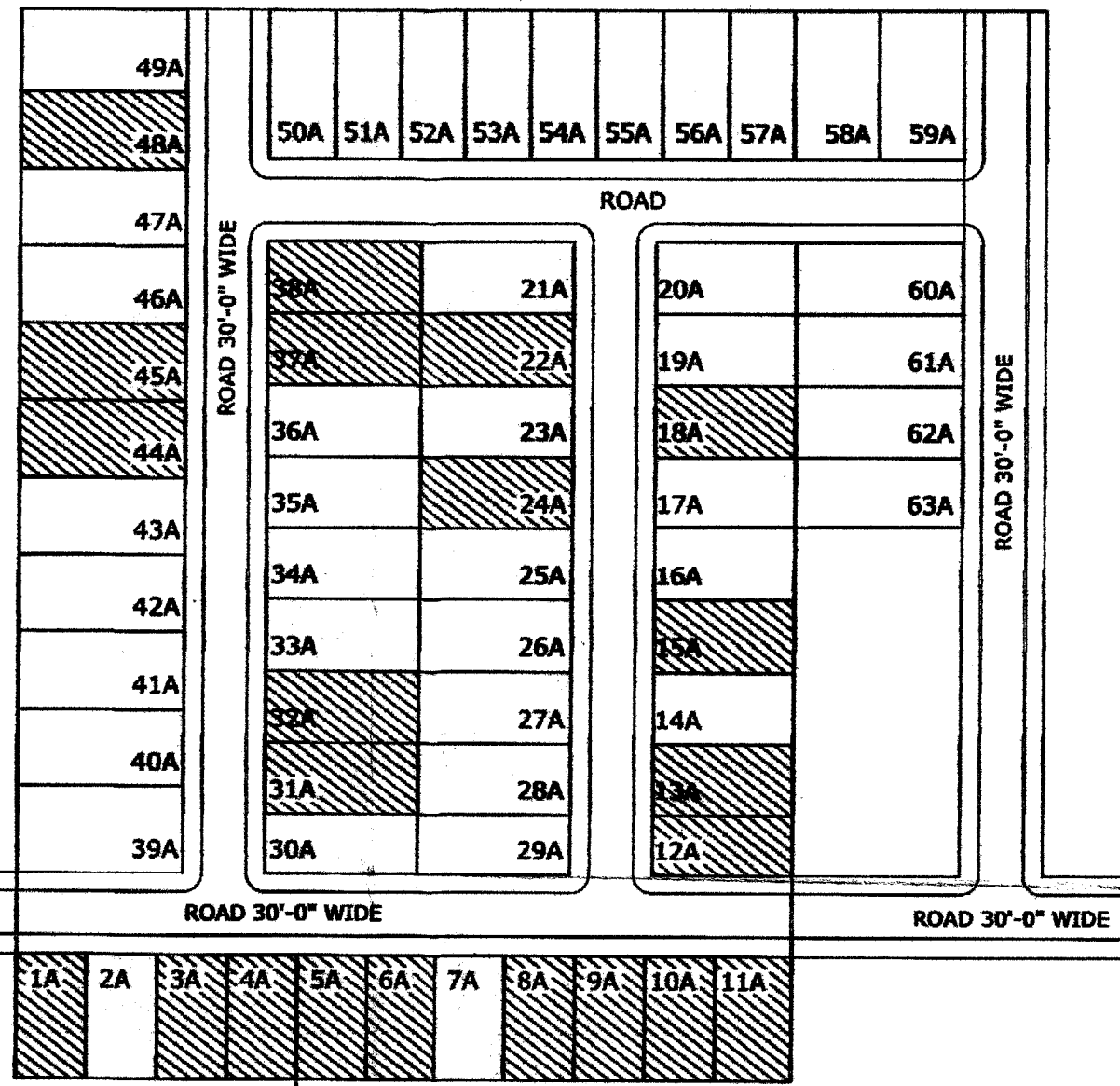
This Certificate is subject to the verification of the information and the bank draft Submitted by the applicant. If any information provided by the applicant is found false/ Incorrect At any stage, the compounding of the offence shall stand with drawn and penal action against the Applicant shall be initiated.

LEGEND

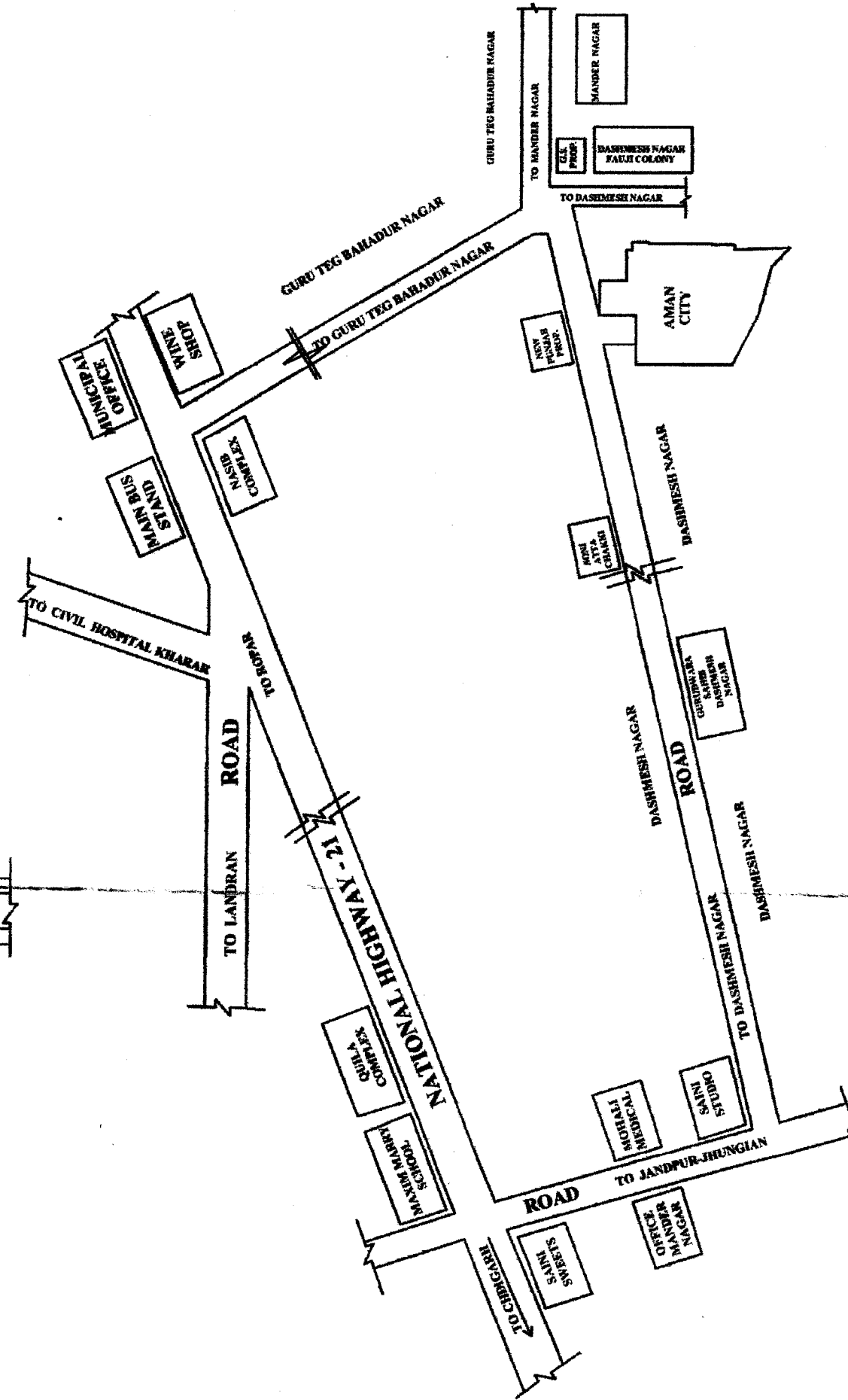
S. No.	FLLOT NOS.	QTY	PLLOT SIZE	AREA OF PLLOT IN SQYDS
1	1A	1	28'-0"x45'-0"	140.00
2	2A-11A	4	25'-6"x45'-0"	127.50
3	12A-20A	4	26'-0"x51'-6"	147.33
	21A-38A	1	26'-0"x56'-0"	161.77
4	39A	2	32'-0"x60'-0"	213.33
5	40A-48A	2	28'-0"x60'-0"	186.66
6	49A	1	35'-0"x60' per site	192.00
7	51A-57A	1	24'-0"x55'-0"	146.66
8	58A-59A	9	26'-6"x55'-0"	161.94
9	60A-62A	2	25'-0"x60'-6"	168.05
10	63A	1	26'-7"x60'-6"	178.70

BLOCK-A

LAYOUT PLAN



LOCATION PLAN



LAYOUT PLAN FOR "AMAN CITY BLOCK-A" KHARAR, TEHSIL-KHARAR DISTT. S.A.S. NAGAR

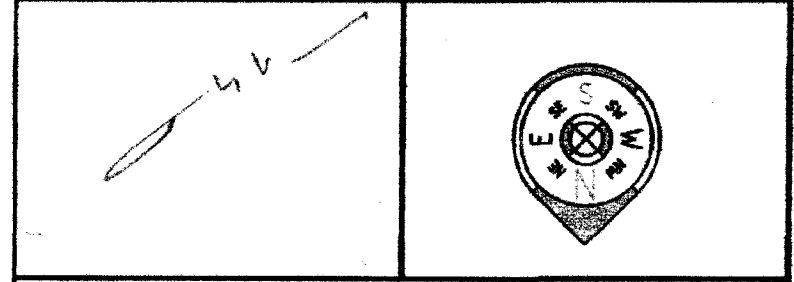
DETAIL OF AREA

TOTAL LAND AREA
 AREA OF BLOCK-A + AREA OF BLOCK-B
 = 2.79 ACRES + 3.44 ACRES = 6.23 ACRES
 LAND AREA OF BLOCK-A
 = 121488.31 SQFT = 13498.70 SQYDS = 2.79 ACRES
 AREA OF RESIDENTIAL PLOTS/HOUSES
 = 89062.31 SQFT = 9895.81 SQYDS (73.30%)
 AREA OF ROADS
 = 32426 SQFT = 3602.89 SQYDS (26.70%)
 AREA UNDER SOLD RESIDENTIAL PLOTS
 = 61600.10 SQFT = 6844.45 SQYDS (69.16%)
 AREA UNDER UNSOLD RESIDENTIAL PLOTS
 = 27462.21 SQFT = 3051.35 SQYDS (30.84%)

NO. OF PLOTS (RESIDENTIAL) = 63

As per field report of Eo M.C.

[Handwritten signatures and dates]
 S.P.P. 23.7.14
 01.07.14
 H.P.M.



SOLD AREA SHOWN AS [diagonal lines]
 UNSOLD AREA SHOWN AS [white]
 BUILTUP AREA SHOWN AS [hatched]

[Handwritten signature]
OWNER

[Handwritten signature]
Ar. Harpreet Kaur
 B.Arch, A.I.A., M.C.A., A.I.V.
 Reg. No. CA/2007/40704
 Valuer Regn. No. A-13509
 Shop No. 110, (G.F.) Friends Market,
 Opp. Bus Stand, Kharar (M) 093160-19368
ARCHITECT