

From

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

To,

2) Vision India Realtors Pvt. Ltd.

Through Sumit Goyal S/o Sh. Suresh Goyal

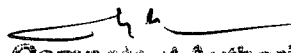
# No. 550, Sec -16 Panchkula (Hy.)

No. E.O/ 141

Dated 9/6/14

With reference to your application 301787 dated 07.03.2014 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)	<b>Vision India Realtors Pvt. Ltd.</b> <b>Through Sumit Goyal S/o Sh. Suresh Goyal</b>
II)	Fathers Name	<b># No. 550, Sec -16 Panchkula (Hy.)</b>
III)	Name of the Colony	<b>Amari Greens</b>
IV)	Location (Village with H.B No)	Village Khanpur H.B. -183
V)	Total area of colony in acres	3.71 Acre or 17961.75 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.91 Acre ( 4404.78 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	1.73 Acre Or (8350.89 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	1.07 Acre Or ( 5206.08 Sq.yd)
IX)	No of Plots saleable as per layout plan.	74
(X)	Khasra No.	Khewat/Khatoni No 1248/304(2-8), 1250/305(2-8), 307/2(3-7), 308(4-16),309(4-16), = 17 Bigha 15 Biswa
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		
<b>(A) Detail of land Purchased by the promoters</b>		
Sr. No.	Registered sale deed Area/Khasra No/ Date & Number	<b>Registered Agreement</b> Area/Khasra no/Date & Number <b>Total area</b> <b>to sell</b>

  
Competent Authority  
-Cum-Deputy Director  
PATIALA

**As per Annexure attached (A)**

<b>(B) Detail of plots sold by the promoters through registered sale deed &amp; Agreement to sell</b>		
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	9610.86 Sq.yd Or 53.51 % 74 ----- -----
XV)	Area under public purpose with %age	8350.89 Sq.yd Or 46.49 %
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	----- 833.35 Sq, Yds, 4.64 % ----- ----- ----- ----- -----
XVII)	Area under roads with %age	7517.54 Sq.yd Or 41.85 %
XVIII)	Width of approach road	60'
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	35'
XX)	Mode of payment received	<b>Installment</b>
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received	Amount Rs. 2,66,750/- + 4,00,100/- Total 6,66,850/-
	In case of payment by	D.D.No. 282045 , 284603 Dated 07.03.2014 02.06.2014 Axis Bank SBI

(D.A/Approved layout/Service plans)

**COMPETENT AUTHORITY**

*(Signature)*  
Competent Authority  
City Municipal Corporation  
Pune

<b>Total fee</b>	
Residential Area 17962 X 4950 X 2% = 17,78,238/-	17,78,238.00
50 % Late Fee Penalty	8,89,119.00
<b>Total</b>	<b>26,67,357.00</b>
Amount paid	6,66,850.00
Balance amount	20,00,507.00

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**PAYMENT SCHEDULE**

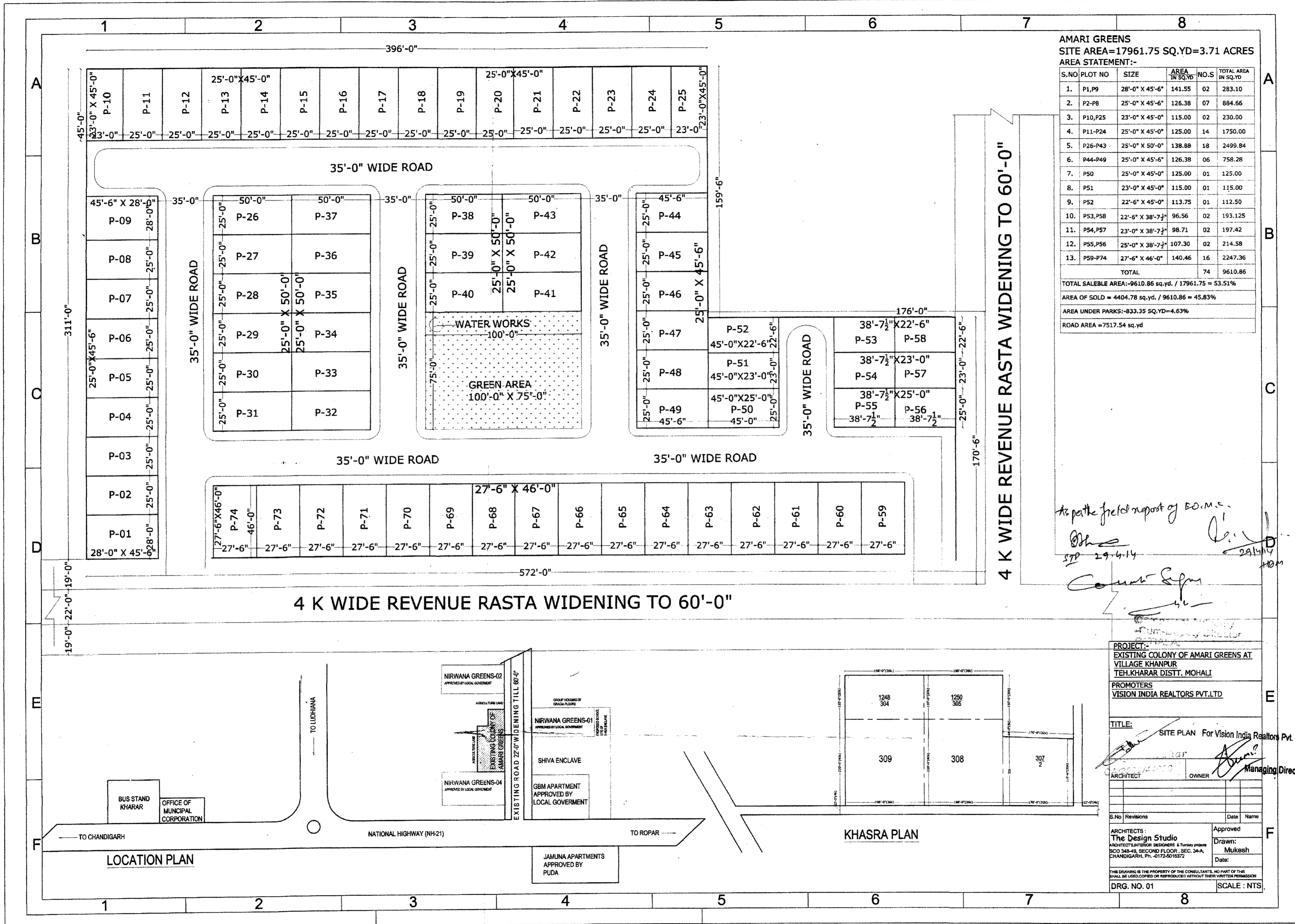
S.No.	Installments	Amount	Interest	Total amount	Payment Received
			12% P.A		
1	1 <sup>st</sup> Installment with in 180 days from date of approval	6,66,836.00	1,20,030.00	7,86,866.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	6,66,836.00	80,020.00	7,46,856.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	6,66,835.00	40,010.00	7,06,845.00	
	<b>Total</b>	<b>20,00,507.00</b>	<b>2,40,060.00</b>	<b>22,40,567.00</b>	

**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**  
Cum Deputy Director  
PATIALA

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.



**AMARI GREENS**  
**SITE AREA=17961.75 SQ.YD=3.71 ACRES**  
**AREA STATEMENT:-**

S.NO	PLOT NO	SIZE	AREA IN SQ.YD	NO.S	TOTAL AREA IN SQ.YD	
1.	P1,P9	28'-0" X 45'-6"	141.55	02	283.10	
2.	P2-P8	25'-0" X 45'-6"	126.38	07	884.66	
3.	P10,P25	23'-0" X 45'-0"	115.00	02	230.00	
4.	P11-P24	25'-0" X 45'-0"	125.00	14	1750.00	
5.	P26-P43	25'-0" X 50'-0"	138.89	18	2499.84	
6.	P44-P49	25'-0" X 45'-6"	126.38	06	758.28	
7.	P50	25'-0" X 45'-0"	125.00	01	125.00	
8.	P51	23'-0" X 45'-0"	115.00	01	115.00	
9.	P52	22'-6" X 45'-0"	113.75	01	112.50	
10.	P53,P58	22'-6" X 38'-7 1/2"	96.56	02	193.125	
11.	P54,P57	23'-0" X 38'-7 1/2"	98.71	02	197.42	
12.	P55,P56	25'-0" X 38'-7 1/2"	107.30	02	214.58	
13.	P59-P74	27'-6" X 46'-0"	140.46	16	2247.36	
TOTAL					74	9610.86

TOTAL SALEBLE AREA:-9610.86 sq.yd. / 17961.75 = 53.51%  
 AREA OF SOLD = 4404.78 sq.yd. / 9610.86 = 45.83%  
 AREA UNDER PARKS:-833.35 SQ.YD=4.63%  
 ROAD AREA = 7517.54 sq.yd

As per the final report of E.O.M.C.  
 29/4/14  
 29/4/14  
 10/4/14

**PROJECT:-**  
 EXISTING COLONY OF AMARI GREENS AT VILLAGE KHANPUR, TEH.KHARAR DISTT. MOHALI

**PROMOTERS**  
 VISION INDIA REALTORS PVT.LTD

**TITLE:**  
 SITE PLAN For Vision India Realtors Pvt. Ltd.

**ARCHITECT**  
 The Design Studio

**OWNER**  
 Vision India Realtors Pvt. Ltd.

**Managing Director**

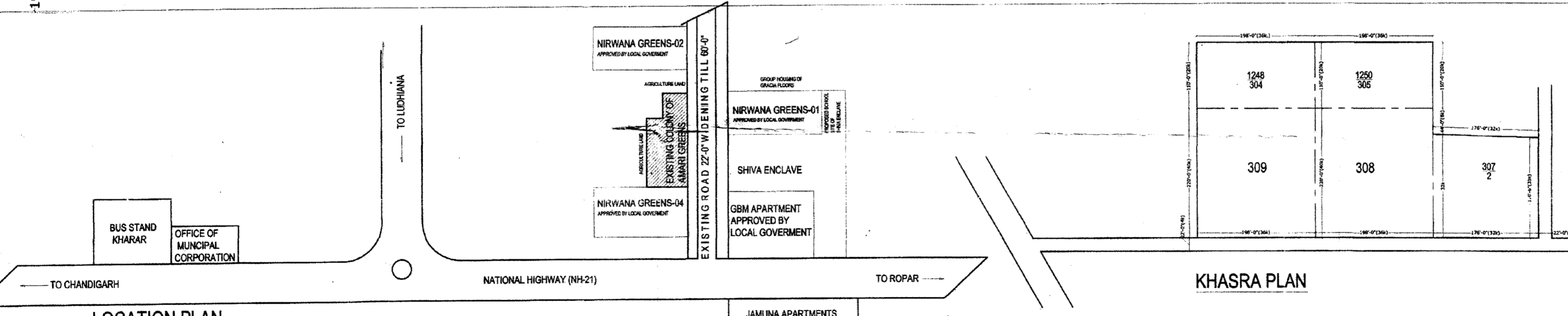
S.No	Revisions	Date	Name

**ARCHITECTS:**  
 The Design Studio  
 ARCHITECTS,INTERIOR DESIGNERS & TURNKEY PROJECTS  
 SCO 34B-48, SECOND FLOOR, SEC. 34-A, CHANDIGARH, Ph.-0172-5019372

**Approved:**  
 Drawn: Mukesh  
 Date:

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**DRG. NO. 01**      **SCALE : NTS**



**KHASRA PLAN**

**LOCATION PLAN**