

From

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

To,

M/S Vision India Colonizers Pvt. Ltd.
Village Khanpur, Kharar, Distt. S.A.S. Nagar
NATURE HUTS

No. E.O/ 208

Dated 22/12/14

With reference to your application 415213 dated 01.12.2014 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	M/S Vision India Colonizers Pvt. Ltd. Village Khanpur, Kharar, Distt. S.A.S. Nagar
II)	Fathers Name	
III)	Name of the Colony	NATURE HUTS
IV)	Location (Village with H.B No)	Khanpur H.B. No. 183
V)	Total area of colony in acres	1.913 Acre or (9498.50) Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.444 Acre (2152.36 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.931 Acre Or (4510.36 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal- Marla)	0.536 Acre Or (2596.52 Sq.yd)
IX)	No of Plots saleable as per layout plan.	33
(X)	Khasra No.	Kehwat No. Khotani No: 114/117 Khasra No. 363/2(2-8), 364/2(2-8), 365/2(2-8), 366/2(2- 4.5) Total Land 9 Bigha 8.5 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	

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agreement to sell by the promoter		
(A) Detail of land Purchased by the promoters		
Sr.	Registered sale deed	Registered Agreement
No.	Area/Khasra No/ Date & Number	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.	Registered sale deed	Registered Agreement
No.	Area/Khasra no/ Date & Number	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	4748.88 Sq.yd Or (51.29 %) 33 ----- ----- -----
XV)	Area under public purpose with %age	4510.36 Sq.yd Or (47.48 %)
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	----- 462.58 Sq.yd Or (4.99 %) ----- ----- ----- ----- -----
XVII)	Area under roads with %age	4047.78 Sq.yd Or (43.72%)
XVIII)	Width of approach road	60'
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc)	38'-0" 35'-0"
XX)	Mode of payment received	Installment
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount Rs 4,58,370/- + 11,810/-Total 4,70,180/-	
	In case of payment	D.D.No. 534528 535055 Date 28.11.2014 22.12.2014 SBI Mohali SBI Bank Chandigarh,

(D.A/ Approved layout/Service plans)


COMPETENT AUTHORITY

Total fee	
Residential 9498.50 X 4950 X 4%	18,80,703.00
Commercial	-----
Total	18,80,703.00
Amount paid	4,70,180.00
Balance amount	14,10,523.00

PAYMENT SCHEDULE

Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 st Installment with in 180 days from date of approval	4,70,175.00	84,632.00	5,54,807.00	
2	2 nd Installment with in 360 days from date of approval	4,70,175.00	56,421.00	5,26,596.00	
3	3 rd Installment with in 540 days from date of approval	4,70,173.00	28,211.00	4,98,384.00	
	Total	14,10,523.00	1,69,264.00	15,79,787.00	

- 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.

**LAYOUT PLAN FOR THE
RESIDENTIAL COLONY
"NATURE HUTS " AT RAKBA
KHANPUR, TEH. KHARAR,
DISTT. S.A.S. NAGAR,(PB)**

DETAIL OF AREA

GROSS TOTAL LAND AREA
= 85486.5 SQ.FT. OR 9498.5 SQ.YDS.
NET AREA AFTER ROAD WIDENING
= 83333.25 SQ.FT. OR 9259.25 SQ.YDS.
AREA OF RESIDENTIAL PLOTS
= 42740 SQ.FT. OR 4748.88 SQ.YDS. (51.29%)
AREA OF ROADS
= 36430 SQ.FT. OR 4047.78 SQ.YDS. (43.72%)
AREA OF PARKS
= 4163.25 SQ.FT. OR 462.58 SQ.YDS. (4.99%)
AREA OF SOLD PLOTS
= 19371.25 SQ.FT. OR 2152.36 SQ.YDS (45.32%)
AREA OF UNSOLD PLOTS
= 23368.75 SQ.FT. OR 2596.53 SQ.YDS (54.68%)
NO. OF PLOTS = 33

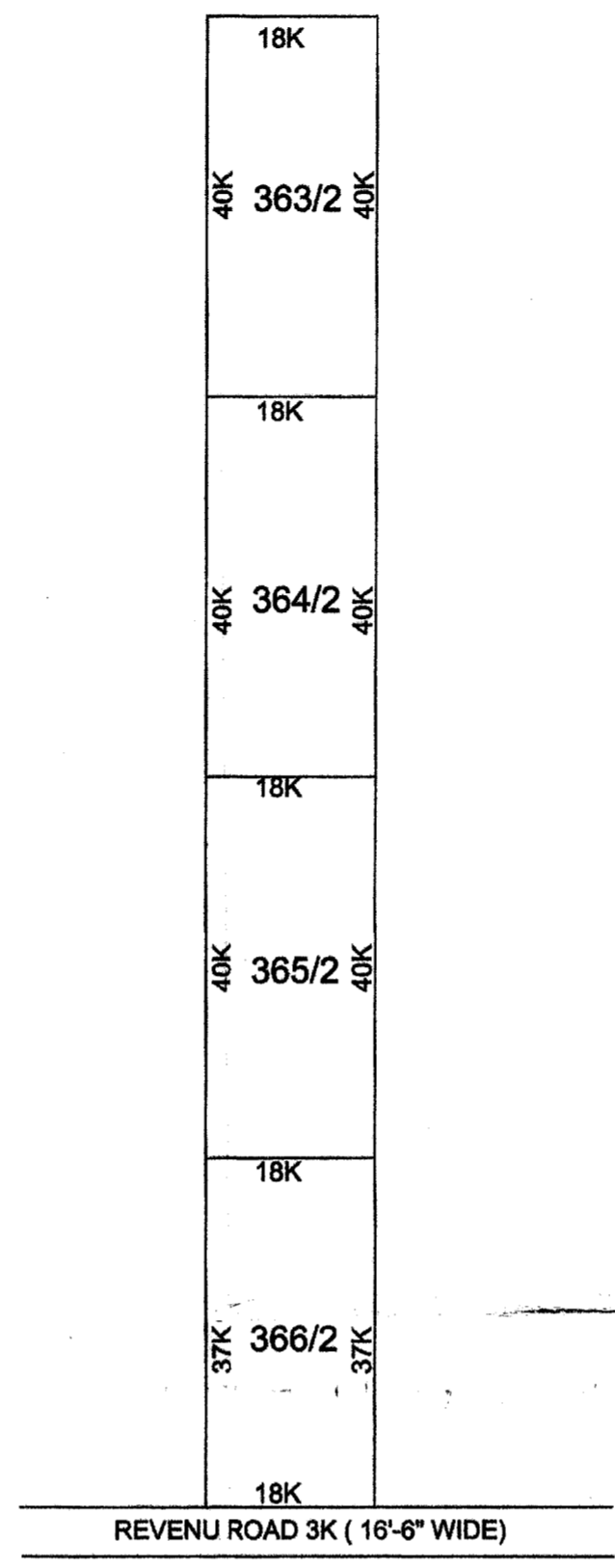
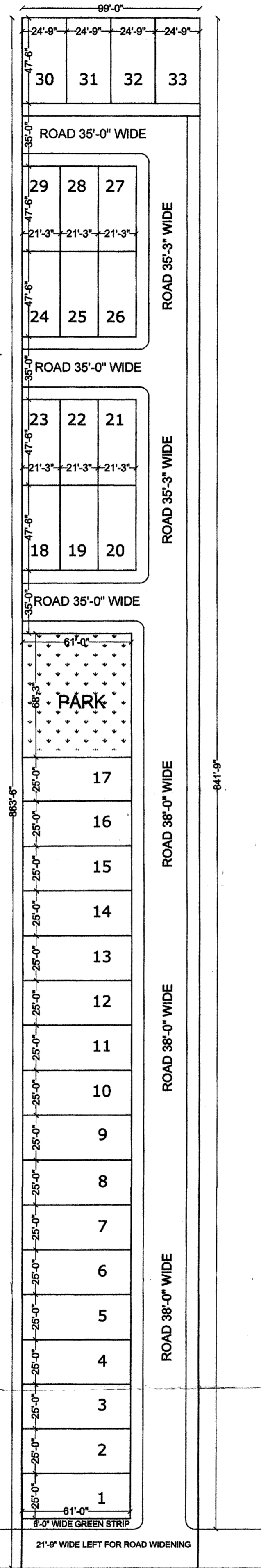
ਮੁਕਾਬਲੇ ਵਿੱਚੋਂ ਆਈ
ਕਮਿਸ਼ਨ ਫਾਈਲ ਖਰੜਾ।

Asstt. Municipal Engineer
Municipal Council
KHARAR

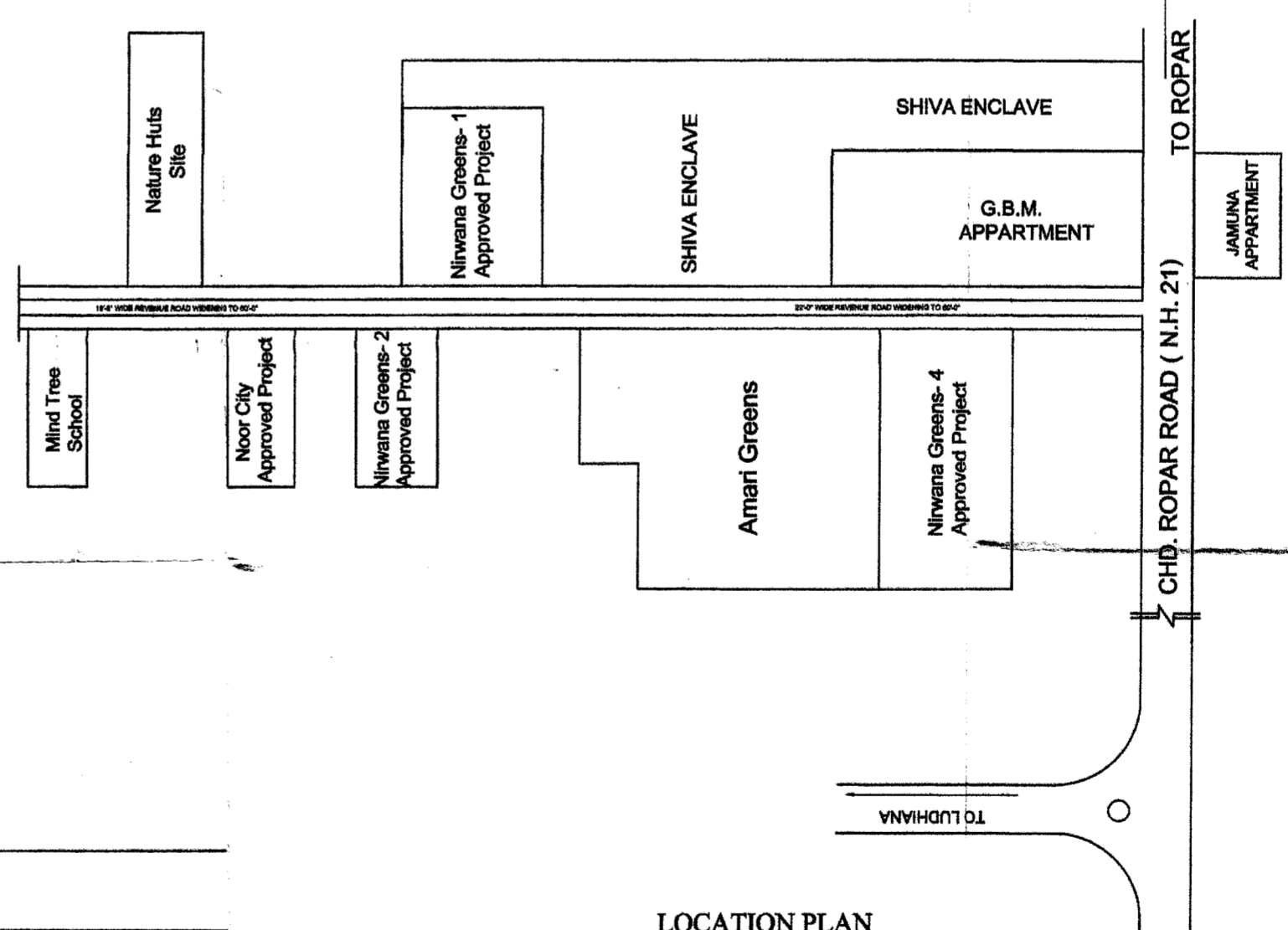
Municipal Engineer
Municipal Council
Kharar

Asstt. Municipal Engineer
Municipal Council
KHARAR

Executive Engineer
Municipal Council
Kharar



REVENUE PLAN



LOCATION PLAN

COLONY LAYOUT PLAN

As per field report of
Municipal Council
Kharar



For Vision India Colonizers Pvt.
OWNER
M/S VISION INDIA COLONIZERS PVT. LTD.

Beant Singh
SUKHMANI BUILDERS PLANNERS
Architect, Valuers, Estimators
ARCHITECT