

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 Residential
No 1DDLG/ 33

Date 15-7-15

With reference to your on line application no 450925 dated 21.1.2015 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	28153.26 Sq.yds (5.816 Acre)
vi)	Area Sold (acre- kanal- Marla)	7943.57 Sq.yds(1.641 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	12361.55 Sq.yds (2.554Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	7848.13 sq yd (1.621 Acre)
ix)	No. of plots saleable as per layout plan. Plots sold	156, Residential 80 (18 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.)	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	15791.70 Sq.yds (56.09%) 156 Nil NIL NIL
xv)	Area under Public Purpose with %	12361.55 Sq.yds (43.91%)
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	1 NIL NIL NIL Nil Nil
xvii)	Area under roads and parking with % age	11968.66 Sq.yds (42.52%)
xviii)	Width of approach road	35'
xix)	Width of Internal roads (Mention rang of width i.e. 20' - 40' etc)	35'
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 13,93,627/-
xxiii)	In case of Payment by`	Deposited by D.D no960828 Dt. 21.1.2015
xxiv)	Name of Drawee Bank	PNB Kharar.

(D.A/ Approved Layout)


Competent Authority

TOTAL FEE

Residential Fee	28153 X 4950 X4%	=	Rs 55,74,294
25% Fees		=	Rs 13,93,573/-
Amount Paid		=	Rs 13,93,627/-


Balance Payable

= Rs 41,80,667/-

Payment Schedule of remaining amount i.e Rs 41,80,667

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 st Installment Within 180 Days From the date of Approval	1393556	250840	1644396
2	2 nd Installment Within 360 Days From the date of Approval	1393556	167227	1560783
3	3 rd Instalment With in 540 Days From the date of Approval	1393555	83613	1477168
	Total	41,80,667	5,01,680	46,82,347

- 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.


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/

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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 2201 dated 10.7.2015 with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately.


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

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

DETAIL OF AREA

RESIDENTIAL
 TOTAL LAND AREA = 253379.37 SQ.FT. OR 28153.26 SQ.YDS.
 AREA UNDER RESIDENTIAL PLOTS = 142125.37 SQ.FT. OR 15791.70 SQ.YDS. (56.09%)
 AREA OF ROADS = 107717.91 SQ.FT. OR 11968.66 SQ.YDS. (42.52%)
 AREA OF PARKS = 3536.09 SQ.FT. OR 392.89 SQ.YDS. (1.39%)
 AREA OF SOLD PLOTS = 71492.13 SQ.FT. OR 7943.57 SQ.YDS (50.30%)
 AREA OF UNSOLD PLOTS = 70633.24 SQ.FT. OR 7848.13 SQ.YDS (49.70%)
 NO. OF PLOTS = 156

SOLD PLOT SHOW [Pattern] BUILT UP SHOW [Pattern]


Executive Officer
Municipal Council
Kharar

Asstt. Municipal Engineer
Municipal Council
Kharar

Municipal Council
KHARAR

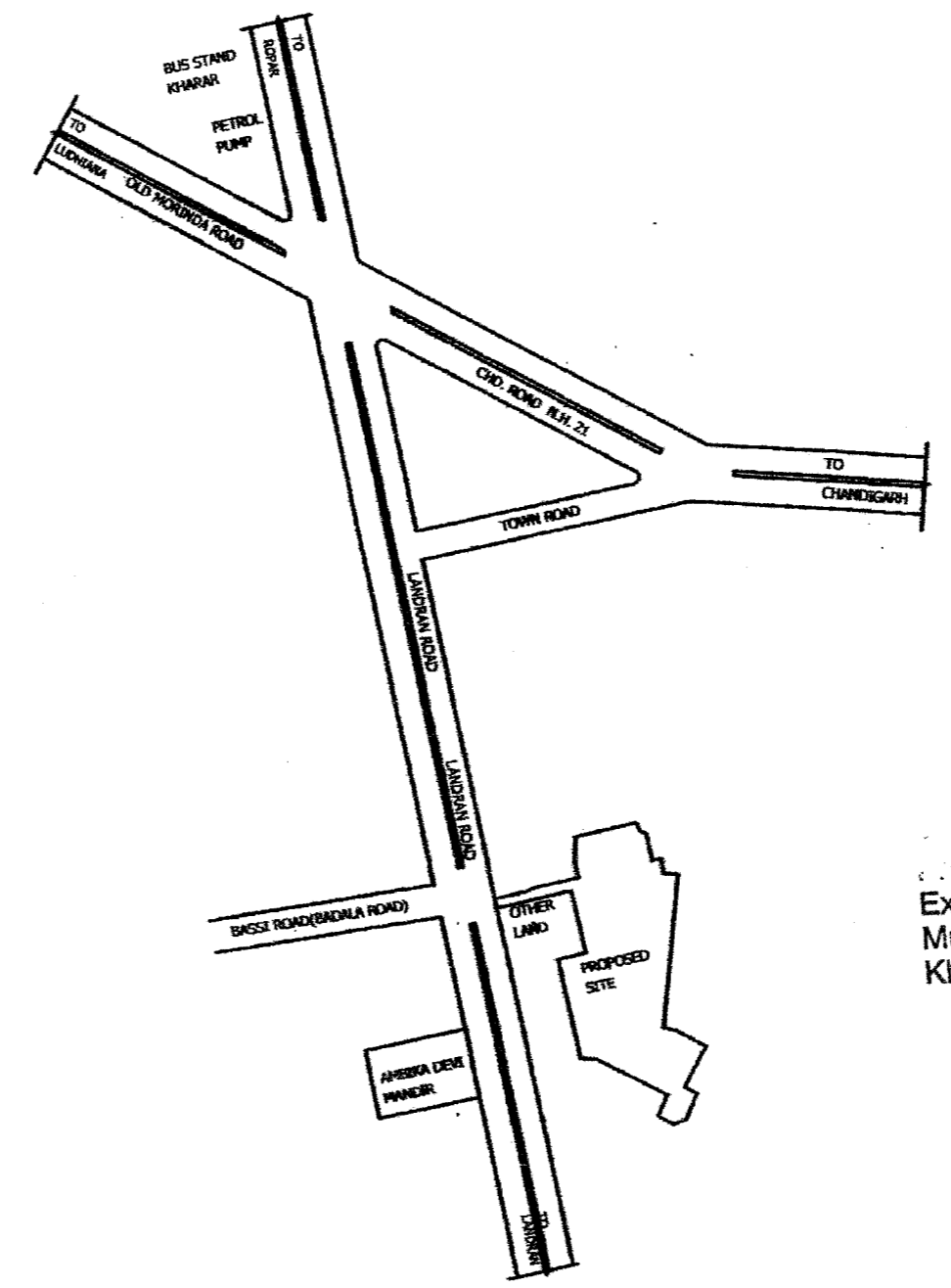
Municipal Engineer
Municipal Council
KHARAR

As per field report of Es MC



OWNER
 For Vishav Real Estate Pvt. Ltd.
 Director

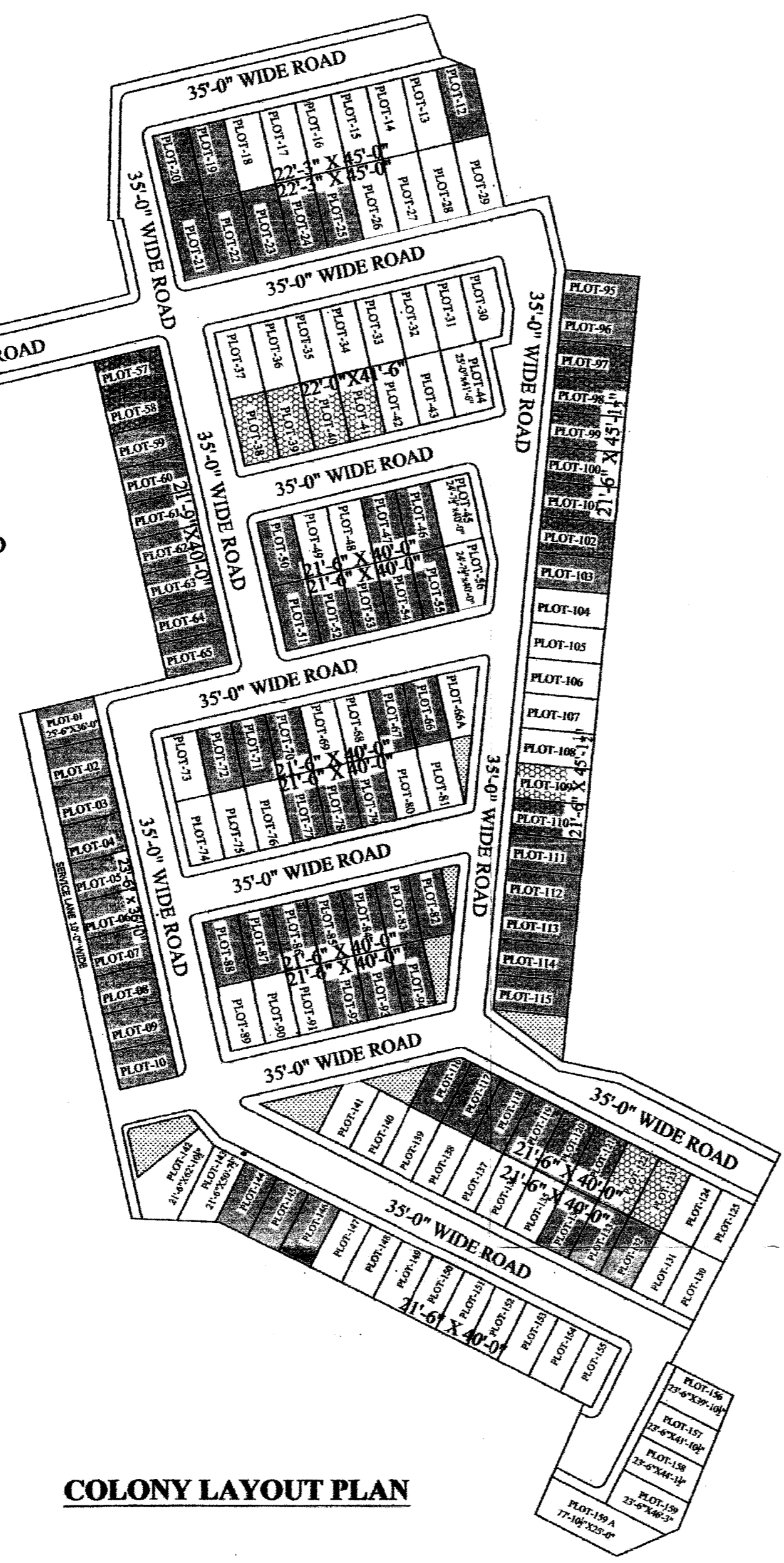
ARCHITECT
 Karna Architects & Planners
 Plots, Estimators
 Ph: 8876-34088
 Email: karnaibunty@yahoo.com



LOCATION PLAN

AREA STATEMENT (RESIDENTIAL)				
PLOT NOS.	NOS.	PLOT SIZE	AREAS(SQ.FT.)	AREAS(SQ.YDS.)
1 P-01	1	25'-6"x36'-0"	918.00	102.00
2 P (2 to 10)	9	23'-6"x36'-0"	7614.00	846.00
3 P (13 to 29)	17	22'-5"x45'-0"	17021.25	1891.25
4 P (31 to 43)	13	22'-0"x41'-0"	11865.00	1318.78
5 P-44	1	25'-0"x41'-0"	1037.50	115.28
6 P-45	1	24'-7 1/2"x40'-0"	985.00	109.44
7 P- (46 to 55)	10	21'-6"x40'-0"	8600.00	955.56
8 P-56	1	AS PER SITE	985.00	109.44
9 P- (57 to 65)	9	21'-6"x40'-0"	7830.00	870.00
10 P- (66 to 81)	16	21'-6"x40'-0"	13760.00	1528.89
11 P- (82 to 94)	13	21'-6"x40'-0"	11180.00	1242.22
12 P- (95 to 115)	21	21'-6"x45'-1 1/2"	20373.94	2263.77
13 P- (117 to 125)	9	21'-6"x40'-0"	7740.00	860.00
14 P- (144 to 155)	12	21'-6"x40'-0"	10120.00	1126.67
17 P-156	1	23'-6"x39'-10 1/2"	937.06	104.12
18 P-157	1	23'-6"x41'-10 1/2"	984.06	109.34
19 P-158	1	23'-6"x44'-1 1/2"	1036.94	115.22
20 P-159	1	23'-6"x40'-3"	1006.88	110.76
21 P-162	1	AS PER SITE	984.13	109.35
22 P-160	1	AS PER SITE	872.70	96.97
23 P-154	1	AS PER SITE	775.17	86.13
24 P-141	1	AS PER SITE	828.09	92.01
25 P-162	1	AS PER SITE	1475.83	163.98
26 P-143	1	AS PER SITE	984.98	109.44
27 P- (180 to 140)	11	21'-6"x40'-0"	9460.00	1051.11
28 P-159A	1	AS PER SITE	1669.88	185.54
29 P-66A	1	AS PER SITE	795.96	88.44
Total	156		142125.37	15791.71

	AREAS(SQ.FT.)	AREAS(SQ.YDS.)
RESIDENTIAL	142125.37	15791.71
GREEN AREA	3536.09	392.89
ROAD AREA	107717.91	11968.66
SITE AREA	253379.37 SQ.FT.	28153.26 SQ.YDS



COLONY LAYOUT PLAN

TO ROPAR
 LANDRAN ROAD
 TO LANDRAN

OTHER LAND

Regularization Certificate for an Unauthorized Colony

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xii)	Year of establishment of the colony	After 17.08.2007