

From

Competent Authority,  
Cum -Deputy Director  
Local Government  
Patiala,

To

M/S Vision India Realtors  
Pvt Ltd.  
Through Director  
Sh Harsimran Singh s/o Hardev Singh  
Kharar.  
(NATURE NUTS-2)  
No 1-DDLG/ 35

Date 15-7-15

With reference to your on line application no 438370 dated 20.1.2015 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 Vision India Realtors Pvt Ltd. Kharar. Through Director Sh Harsimran Singh s/o Hardev Singh
ii)	Father's Name ( in Case of individuals)	-
iii)	Name of Colony (if any)	Nature Huts-2 (Resi.)
iv)	Location (Village with H.B No)	Vill. Khanpur H.B. No 183
v)	Total area of Colony in acres	9317 Sq.yds (1.925 Acre)
vi)	Area Sold ( acre- kanal- Marla)	2100 Sq.yds ( 0.434 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	4817 Sq.yds ( 0.995Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	2400 Sq yd (0.495Acre)
ix)	No. of plots saleable as per layout plan. Plots sold	30 Resi . 14( 6 Built up)
x)	Khasra No's	Khasra No.222(4-16)1334/223(4-9)
xi)	Type of colony (Resi / Indl / Comm.)	Resi .
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

C) 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 i) No. of residential Plots j) No. of Commercial Plots / shops k) No. of industrial plots l) No. of plots under any other saleable use	4500 Sq.yds ( 48.30% ) 30 - - -
xv)	Area under Public Purpose with %	4817 Sq.yds ( 51.69 % )
xvi)	Public facilities provides in the colony, if any o) No. of parks / open spaces with area p) No. of schools with area q) No. community centre with area r) STP s) water works and OHSR t) Dispensary/ health centre u) Any other Public use	01 NIL NIL NIL Nil Nil
xvii)	Area under roads and parking with % age	4817 Sq.yds ( 51.69 % )
xviii)	Width of approach road	22'
xix)	Width of Internal roads ( Mention rang of width i.e. 20' - 40' etc)	41' 19' Set Back
xx)	Mode of Payment Received	Inst <input type="text"/> Lump Sum <input type="text"/>
xxi)	Demand Draft / Cash	Demand Draft
xxii)	Fees / Charges Received	Rs 500000/-
xxiii)	In case of Payment by`	Deposited by D.D no 535663 dated 19.1.2015
xxiv)	Name of Drawee Bank	SBI Bank Sec.17 Chandigarh

( D.A/ Approved Layout )

  
Competent Authority

**TOTAL FEE**

Resi . Fee	9317X 4950 X4%	=	Rs 18,44,766/-
25%Fees		=	Rs 4,61,192/-
Amount Paid		=	Rs 5,00,000/-
Balance Payable		=	Rs 13,44,766/-

**Payment Schedule of remaining amount i.e Rs 13,44,766/-**

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 <sup>st</sup> Installment Within 180 Days From	4,48,255/-	80,686/-	5,28,942/-

	the date of Approval			
2	2 <sup>nd</sup> Installment Within 360 Days From the date of Approval	4,48,255/-	53,791/-	5,02,046/-
3	3 <sup>rd</sup> Instalment With in 540 Days From the date of Approval	4,48,255/-	26,895/-	47,5150/-
	Total	13,44,766/-	1,61,372/-	15,06,138/-

- 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/

Dated

A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar in continuation of its office letter no 173 dated 8.5.15 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer , (Municipal Council , Zirakpur) vide its office letter no 2200 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  
"NATURE HUTS -2" AT RAKBA  
KHANPUR, TEH. KHARAR,  
DISTT. S.A.S. NAGAR, (PB)**

**DETAIL OF AREA**

GROSS TOTAL LAND AREA  
= 83853 SQ.FT. OR 9317 SQ.YDS.  
AREA OF RESIDENTIAL PLOTS  
= 40500 SQ.FT. OR 4500 SQ.YDS. (48.30%)  
AREA OF ROADS  
= 38853 SQ.FT. OR 4317 SQ.YDS. (46.33%)  
AREA OF PARKS  
= 4500 SQ.FT. OR 500 SQ.YDS. (5.36%)  
AREA OF SOLD PLOTS  
= 18900 SQ.FT. OR 2100 SQ.YDS (46.67%)  
AREA OF UNSOLD PLOTS  
= 21690 SQ.FT. OR 2400 SQ.YDS (53.33%)  
NO. OF PLOTS = 30

Junior Engineer  
M.C. Kharar

SOLD PLOT	UN SOLD PLOT	BUILDUP
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Asstt. Municipal Engineer  
Municipal Council  
KHARAR

Municipal Engineer  
Municipal Council  
Kharar

Executive Officer  
Municipal Council  
Kharar

As per field report of E.O MC  
M.C. Kharar

Stamp: MUNICIPAL COUNCIL KHARAR

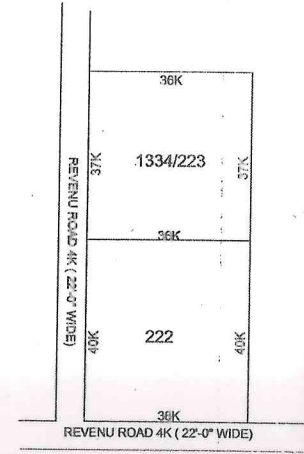
OWNER

For Vision India Realtors Pvt. Ltd.

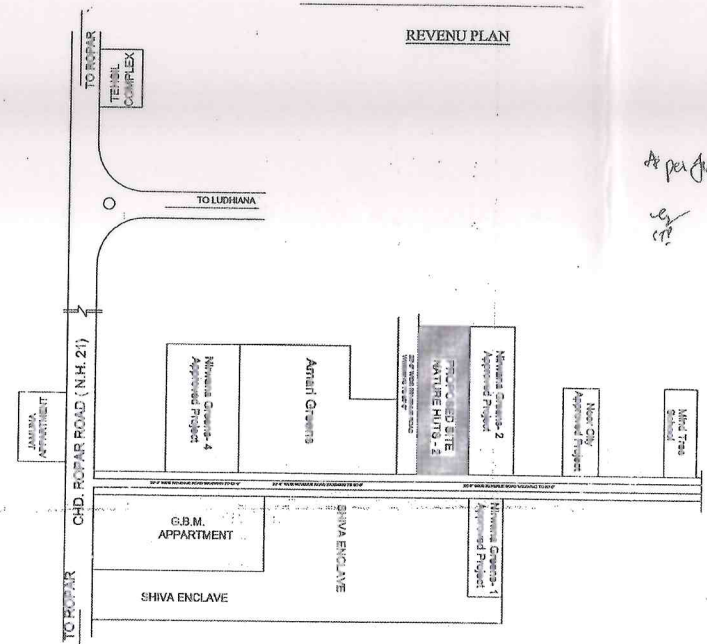
M/S VISION INDIA REALTORS PVT. LTD.

Stamp: ARCHITECT

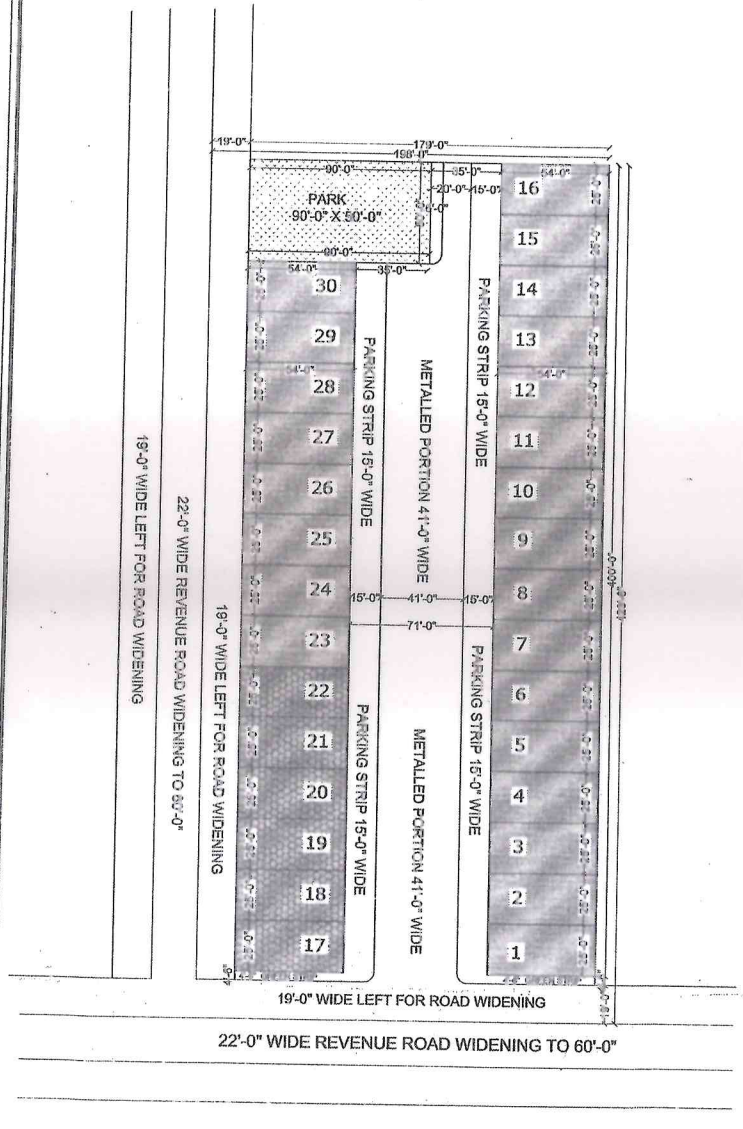
ARCHITECT



REVENUE PLAN



LOCATION PLAN



COLONY LAYOUT PLAN