

From

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

To,

1) M/s Aura Builders & Developers

Through Gurinder Pal Singh SCO No. 301-302

(Top Floor) Sector 38D Chandigarh.

No. E.O/ 142

Dated 9/6/14

With reference to your application 272967 dated 19.12.2013 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)	M/s Aura Builders & Developers Through Gurinder Pal Singh SCO No. 301-302, (Top Floor) Sector 38D Chandigarh.
II)	Fathers Name	
III)	Name of the Colony	Commercial Complex Khanpur
IV)	Location (Village with H.B No)	Village Khanpur H.B. -183
V)	Total area of colony in acres	1.14 Acre or 5512.5 Sq.Yd
VI)	Area Sold (Acre-Kanal-Marla)	0.41 Acre (1995 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.49 Acre Or (2362.5sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	0.24 Acre Or (1155 Sq.yd)
IX)	No of Plots saleable as per layout plan.	30
(X)	Khasra No.	Khewat/Khatoni No 56/57, 57/58, 55/56 Khasra No, 674(2-3), 675(3-4), 677(2-13), 672(1-14), 676(6-5), 673(1-18), 678(5-6)
XI)	Type of colony (resi./ind./comm.)	Commercial
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		

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Sr. No.	Registered sale deed Area/Khasra No/ Date & Number	Registered Agreement Area/Khasra no/Date & Number Total area to sell
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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	3150 sq.yd Or 57.14 %
	a) No of residential plots	-----
	b) No of commercial plots/ shops	30
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	2362.5 Sq.yd Or 42.86 %
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	2362.5 Sq, Yds,
XVII)	Area under roads with %age	2362.5 Sq.yd Or 42.86 %
XVIII)	Width of approach road	----
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	----
XX)	Mode of payment received	Installment
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received	Amount Rs. 1,70,800/- 3,40,900/- Total = 5,11,700/-
	In case of payment by	D.D.No. 373405 , 081357
		Dated 24.10.2013 02.06.2014
		Bank of Maharashtra Sector 38D

(D.A/Approved layout/Service plans)


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Total fee	
Residential	Nil
Commercial Area 5513 X 4950 X 6 % 16,37,361/-	16,37,361.00
25 % Late Penalty	4,09,340.00
Total	20,46,701.00
Amount paid	5,11,700.00
Balance amount	15,35,001.00

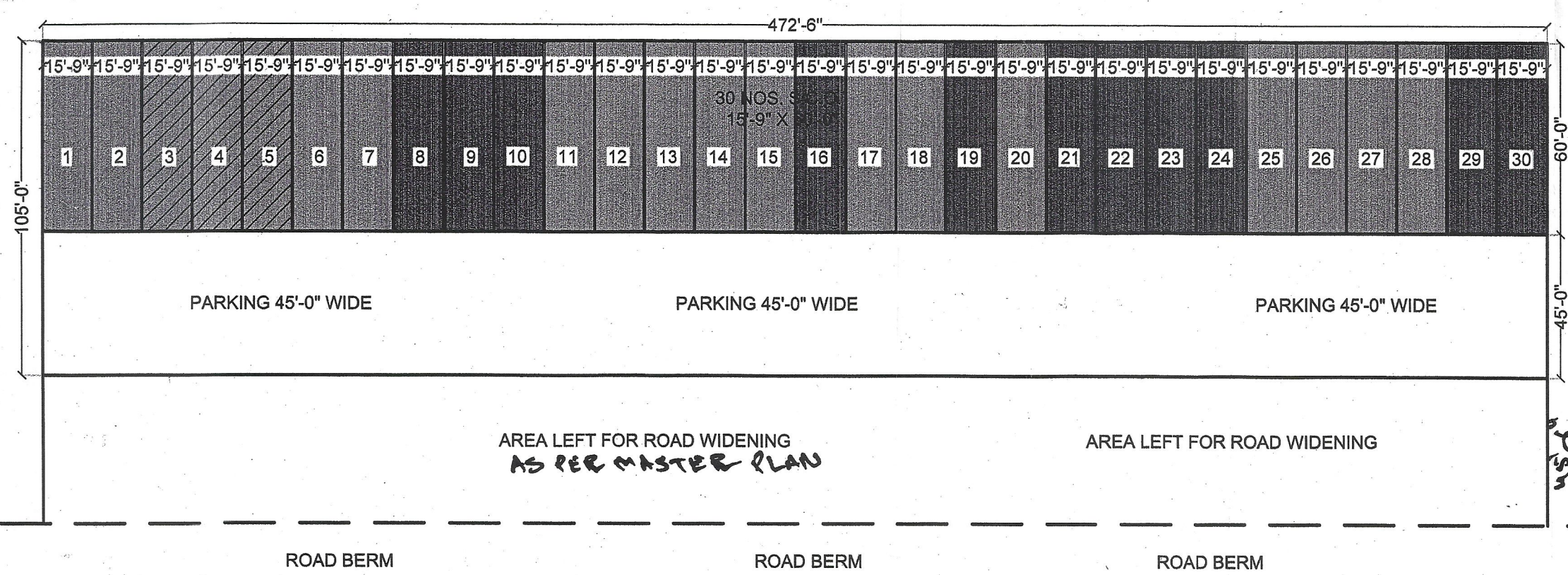
PAYMENT SCHEDULE

S.No.	Installments	Amount	Interest	Total amount	Payment Received	
			12% P.A			
1	1 st Installment with in 180 days from date of approval	5,11,667.00	92,100.00	6,03,767.00		
2	2 nd Installment with in 360 days from date of approval	5,11,667.00	61,400.00	5,73,067.00		
3	3 rd Installment with in 540 days from date of approval	5,11,667.00	30,700.00	5,42,367.00		
	Total	15,35,001.00	1,84,200.00	17,19,201.00		

- 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 .

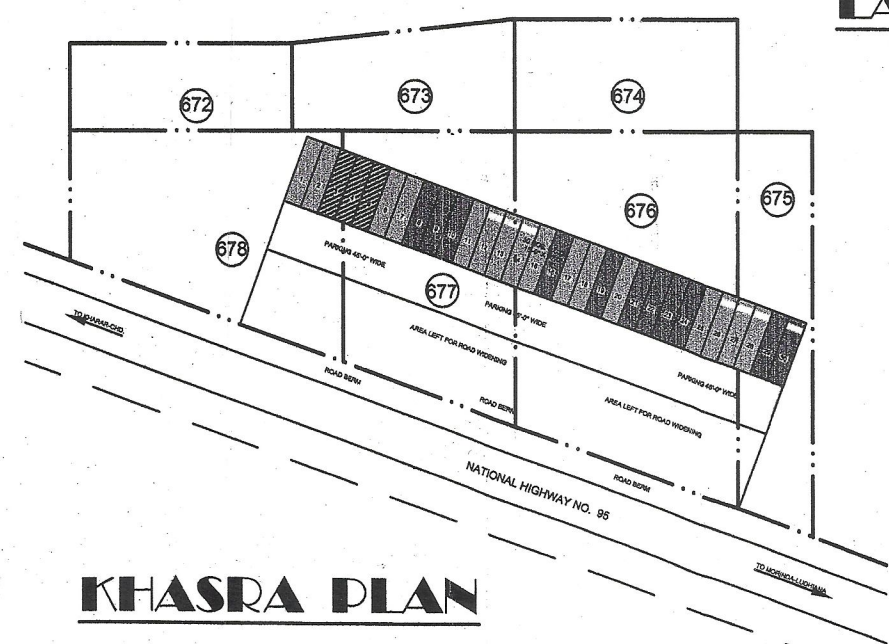
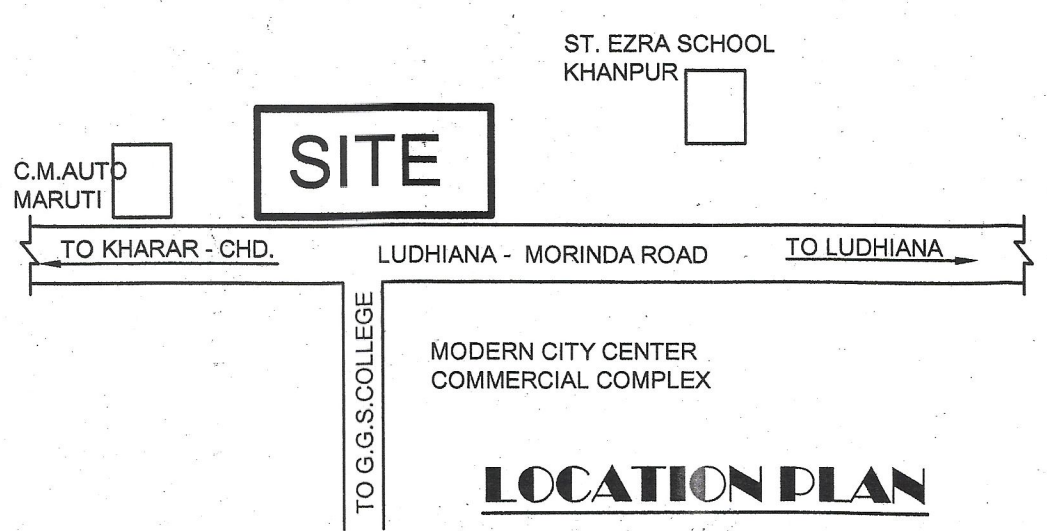
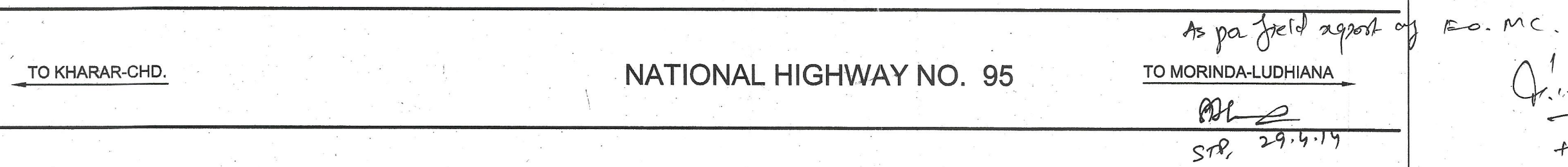

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This Certificate is subject to the verification of the information and the bank draft Submitted by the applicant. If any information provided by the applicant is found false/ Incorrect At any stage, the compounding of the offence shall stand with drawn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



LAYOUT PLAN FOR "COMMERCIAL COMPLEX" KHARAR-MORINDA ROAD KHANPUR, TEHSIL KHARAR DISTT. S.A.S.NAGAR

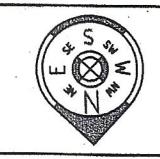
DETAIL OF AREA
 TOTAL LAND AREA = 49612.5 SQ.FT. OR 1.14 ACRES
 AREA UNDER COMMERCIAL PLOTS/SHOPS = 28350 SQ.FT. (57.14%)
 AREA UNDER ROAD/PARKING = 21262.5 SQ.FT. (42.86%)
 AREA UNDER SOLD PLOTS/SHOPS = 17955 SQ.FT. (36.33%)
 AREA UNDER UNSOLD PLOTS/SHOPS = 10395 SQ.FT. (20.99%)
 TOTAL NO. OF PLOTS = 30



LAYOUT PLAN

Consent Signy

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BUILT UP AREA SHOWN AS

SOLD AREA SHOWN AS

UNSOLD AREA SHOWN AS

For M/s Aura Builders & Developers

Arun M L
 Authorised Signatory
 OWNER

Harpreet Kaur
Ar. Harpreet Kaur
 B.Arch, A.I.A., M.C.A., A
 Approved Valuer & Architect
 Reg. No. CA/2007/40704
 Valuer Regn. No. A-19899
 Mobile : 093160-19368
 ARCHITECT

PRODUCED BY AN AUTODE