

From

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

To,

Sh. Bajwa Developers Ltd.
SCO No. 17-18 Sunny Enclave
Village Desumajra Teh Kharar
Distt. SAS Nagar (Pb.)
Through S. Jarnail Singh Bajwa (M.D.)

No. E.O/ 231

Dated 29-12-14

With reference to your application 268968 dated 13.12.2013 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)	Sh. Bajwa Developers Ltd.SCO No. 17-18 Sunny Enclave,Village Desumajra Teh Kharar
II)	Fathers Name	Distt. SAS Nagar (Pb.) Through S. Jarnail Singh Bajwa (M.D.)
III)	Name of the Colony	Golden Green & Platinum
IV)	Location (Village with H.B No)	Village JHUNGIAN, H.B. -29
V)	Total area of colony in acres	2.39 Acre or 11567.60 Sq.Yd.
VI)	Area Sold (Acre-Kanal- Marla)	1.35 Acre (6551.20 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	1.04 Acre (5016.40 Sq.Yds,
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	Nil
IX)	No of Plots saleable as per layout plan.	59
(X)	Khasra No.	Khata no. 59/73, khasra no. 3//13/2(3-10), 12(8-0), 13/1(0-16), 18(7-0), 19(8-0), 20(8-0), 21(8-0), 22(8- 0), 23(8-0), 24(1-17), 4//16(8-0), 25/1(5-16), 25/2(2- 4), 10//6/1(0-17) kite 14 area 78 kanal 0 Khata no. 163/180, khasra no. 20//8/2(4-16), 13(3-12), 14/1(5- 8), 16/2(4-8), 17/2(7-6), 18(1-0), 24(6-5), 22//4/1(0- 9), 5/1(2-18), kite 12 area 33 kanal - 4marle Khata no. 131/150, khasra no. 19//21/2/2(0-6), 21/1/2(1-14), 20/3(0-11), 20//8/2(4-16), 13(3-12), 14/1(5-8), 16/2(4-8), 17/2(7-6), 18(1-0), 24(6-5), 22//4/1(0-9), 5/1(2-18), kite 12 area 38 kanal - 13marle Khata no. 129, 133/148, 152, khasra no.

(2)

		22//4/3(0-5), 5/2/1(2-13), 23//1/2(5-9), 10/1/1(1-14) kite 4 area 10 kanal 1 marle Khata no. 58/72, khasra no. 10//1(8-0), 2/1(3-0), 2/2(5-0), 3(8-0), 4(8-0), 5(0-4) kite 6 area 32 kanal 4 marle
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		
Sr. No.	Registered sale deed Area/Khasra No/ Date & Number	Registered Agreement Area/Khasra no/Date & Number Total area to sellk

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 a) No of residential plots b) No of commercial plots/ shops d) No of plots under any other saleable use	6551.20 Sq.yd Or (56.60%) ---- 59 -----
XV)	Area under public purpose with %age	5016.40 Sq.Yds.Or (43.40%)
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	---- ---- ---- ---- ---- ----
XVII)	Area under roads with % age, Parking	5016.40 Sq.Yds.Or (43.40%)
XVIII)	Width of approach road	200'
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. 10,41,050/- + 17,78,650 Total 28,19,700/-
In case of payment by	D.D.No. 0003295, 066491
	Dated 13.12.2013 29.12.14
	HDFC Bank HDFC

(D.A/Approved layout/Service plans)

COMPETENT AUTHORITY

Total fee	
Residential	----
Commercial 11568 X 13000 X 6%	90,23,040.00
25 % Late Penalty	22,55,760.00
Total	1,12,78,800.00
Amount paid	28,19,700.00
Balance amount	84,59,100.00

PAYMENT SCHEDULE

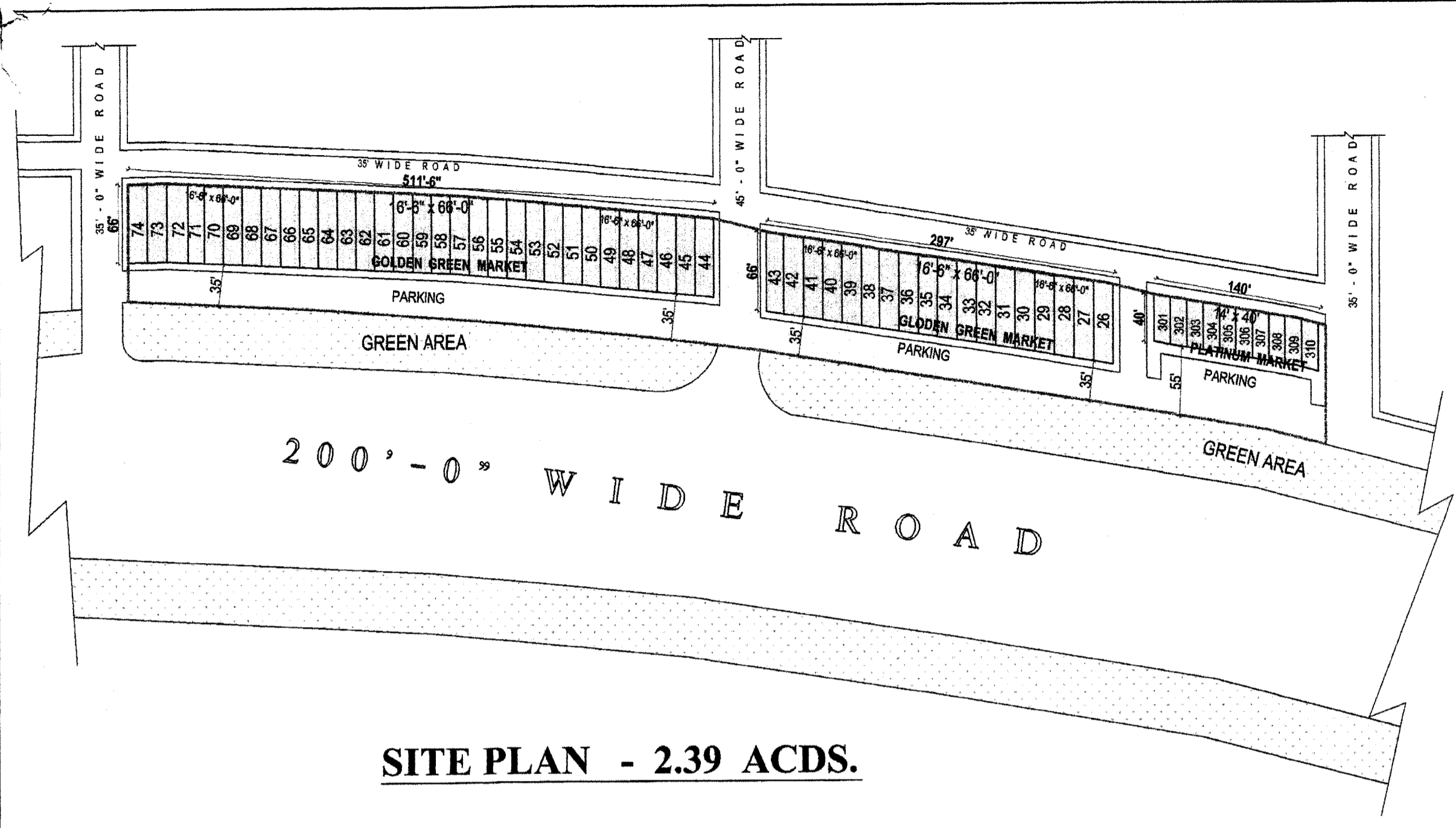
S. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 st Installment with in 180 days from date of approval	28,19,700.00	5,07,546.00	33,27,246.00	
2	2 nd Installment with in 360 days from date of approval	28,19,700.00	3,38,364.00	31,58,064.00	
3	3 rd Installment with in 540 days from date of approval	28,19,700.00	1,69,182.00	29,88,882.00	
	Total	84,59,100.00	10,15,092.00	94,74,192.00	

- 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 .

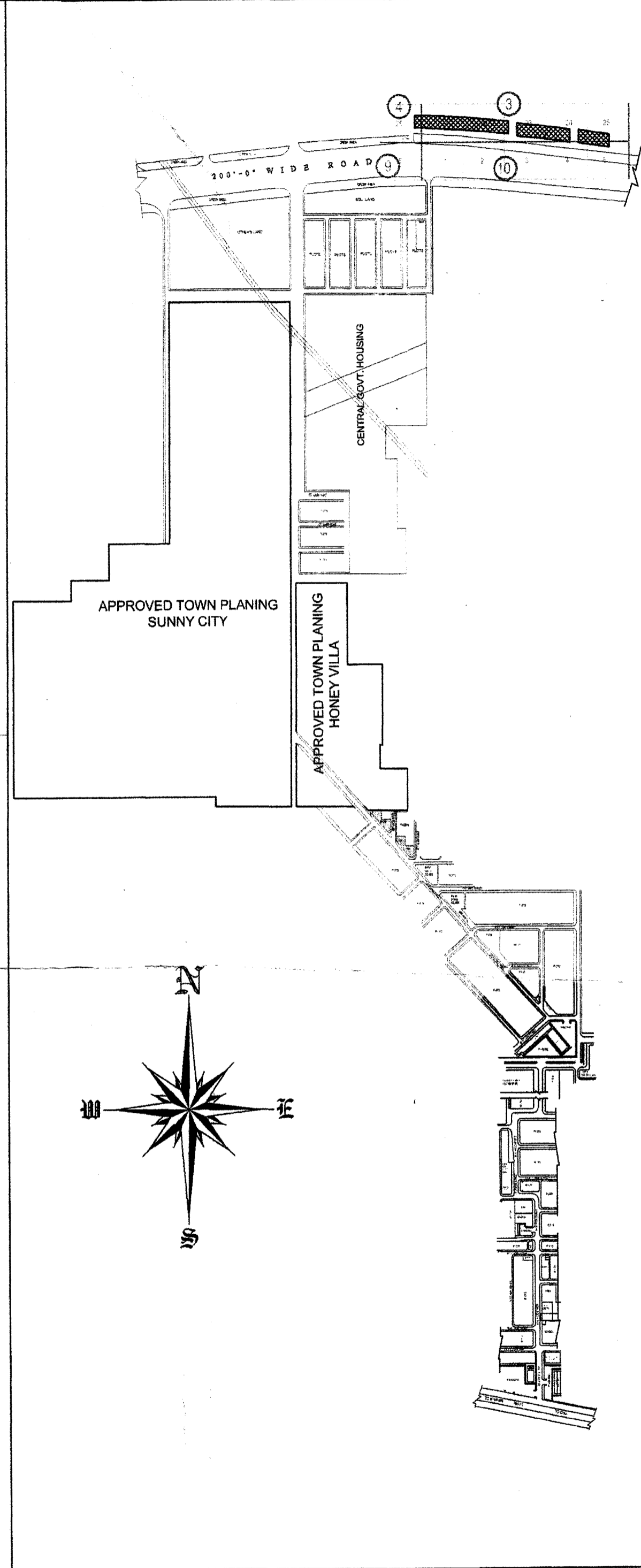
COMPETENT AUTHORITY

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.

*received
PR (R-1)*



SITE PLAN - 2.39 ACDS.



PROPOSED LAYOUT PLAN OF
"GOLDEN GREEN & PLATINUM MKT.,
 FOR BAJWA DEVELOPERS LTD.
 IN SUNNY ENCLAVE,
 RAKBA :- JHUNGAN,
 TEH. :- KHARAR,
 DISTT. :- S.A.S.NAGAR.

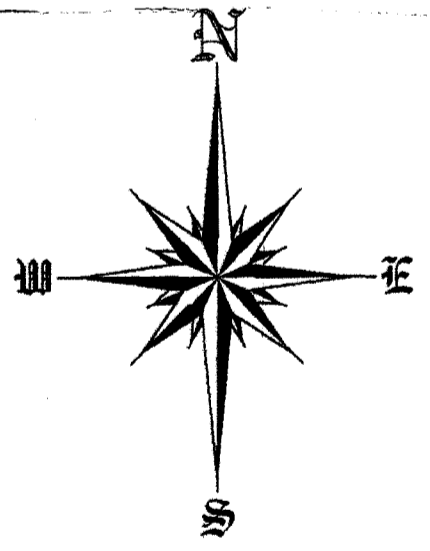
LEGEND

	SOLD PLOTS
	UNSOLD PLOTS
	BOUNDARY
	GREEN
	ROADS & PARKING
	RESERVED

OFFICE USE

As per field report of Eo MC
 20.6.14
 20/6/14

Handwritten notes and signatures in Hindi.



AREA DETAILS

TOTAL PLOT AREA
 = 11567.6 SQ.YDS. (2.39 ACDS.)

AREA UNDER PLOTS
 = 6551.2 SQ.YDS (1.35 ACDS.)--56.6 %

AREA UNDER SOLD PLOTS
 = 6551.2 SQ.YDS (1.35 ACDS.)--100 %

AREA UNDER PARKINGS
 = 5016.4 SQ.YDS (1.04 ACDS.)--43.4 %

SR. NO.	Plot No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.
1	301-310	14' X 40'	62.22	10	622.2
2	26-74	16'-6" X 66'	121	49	5929
TOTAL				59	6551.2

OWNER:
 For Bajwa Developers Limited
 (S.S. Bajwa)
 Managing Director

ARCHITECT

Received
 EPL (R-1)