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## Regularization Certificate for an Unauthorized Colony

From

Competent Authority,  
Cum -Deputy Director  
Local Government  
Patiala,

To

**M/S Bajwa Developers Ltd**  
S.C.O 17-18, Sunny Enclave  
**Kharar**  
**Hill View -3**

No 1DDLG/ 43

Date 20/8/15

With reference to your on line application no 476965 dated 23.4.2015 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)	Sh Jarnail Singh Bajwa
ii)	Father's Name ( in Case of individuals)	Sh Bishan Singh
iii)	Name of Colony (if any)	Hill View -3
iv)	Location (Village with H.B No)	Vill. Jhungian
v)	Total area of Colony in acres	1602.39 Sq.yds (0.33 Acre)
vi)	Area Sold ( acre- kanal- Marla)	799.92 Sq.yds(0.16 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	802.47 Sq.yds (0.17Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	-
ix)	No. of plots saleable as per layout plan.	24, Commercial
	Plots sold	All and Built up
x)	Khasra No's	Khata no. 30/41, 42, 43, 45, khasra no. 8//8/2/1(3-6), 8/2/3(0-3), 11/1(4-16), 11/2(2-8), 12/1(4-0), 6/1(2-0), 8/1/1(2-15), 9/1(4-11), 10/1(2-12), 9/3(1-9), 10/3(2-16), 13/2/2(3-8), 15/1(1-0), 15/3(5-0), 14/1(0-0), 14/3(6-11), 6/2/1 (3-7), 6/2/2(2-13), 7/1/1(3-7), 7/2/1(4-2)
xi)	Type of colony (Resi / Indl / 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 the Land Purchased By the Promoter

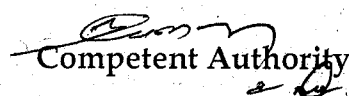
**As per annexure A Attached**

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	799.92Sq.yds (49.92%) Nil 24 NIL NIL
xv)	Area under Public Purpose with %	802.47 Sq.yds (50.08%)
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	Nil NIL NIL NIL Nil Nil
xvii)	Area under roads and parking with % age	802.47 Sq.yds (50.08%)
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 <input type="checkbox"/> Rent <input type="checkbox"/> Lump Sum <input type="checkbox"/>	
xxi)	Demand Draft / Cash	Demand Draft
xxii)	Fees / Charges Received	Rs 1,33,900/- & Rs 1,05,000/-
xxiii)	In case of Payment by	Deposited by D.D no001724 Dt. 23.4.2015
xxiv)	Name of Drawee Bank	HDFC Desumajra

( D.A / Approved Layout )

  
Competent Authority

**TOTAL FEE**


Commercial Fee	1602.39 X 4950 X 12%	=	Rs 9,51,820/-
25% Fees		=	Rs 2,37,955/-
Amount Paid		=	Rs 2,38,900/-
Balance Payable		=	Rs 7,12,920/-

**Payment Schedule of remaining amount i.e Rs 7,12,920/-**

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 <sup>st</sup> Installment Within 180 Days From the date of Approval	237640/-	42775/-	280415/-

2	2 <sup>nd</sup> Installment Within 360 Days From the date of Approval	237640/-	28517/-	266157/-
3	3 <sup>rd</sup> Instalment With in 540 Days From the date of Approval	237640/-	14258/-	251898/-
	Total	7,12,920/-	85,550/-	7,98,470/-

- 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.
  - 5) As per layout Plan ,area of the above said colony applied is 1602.39sq yd to which MD M/s Bajwa Developers Ltd has given his consent vide affidavit dated 5.8.2015 attested by notary (S.A.S Nagar). In consideration thereof approval is being accorded to the colony measuring 1602.39 sqyd with the understanding that no subsequent request from the colonizer for extending the said area will be entertained in future y


  
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.

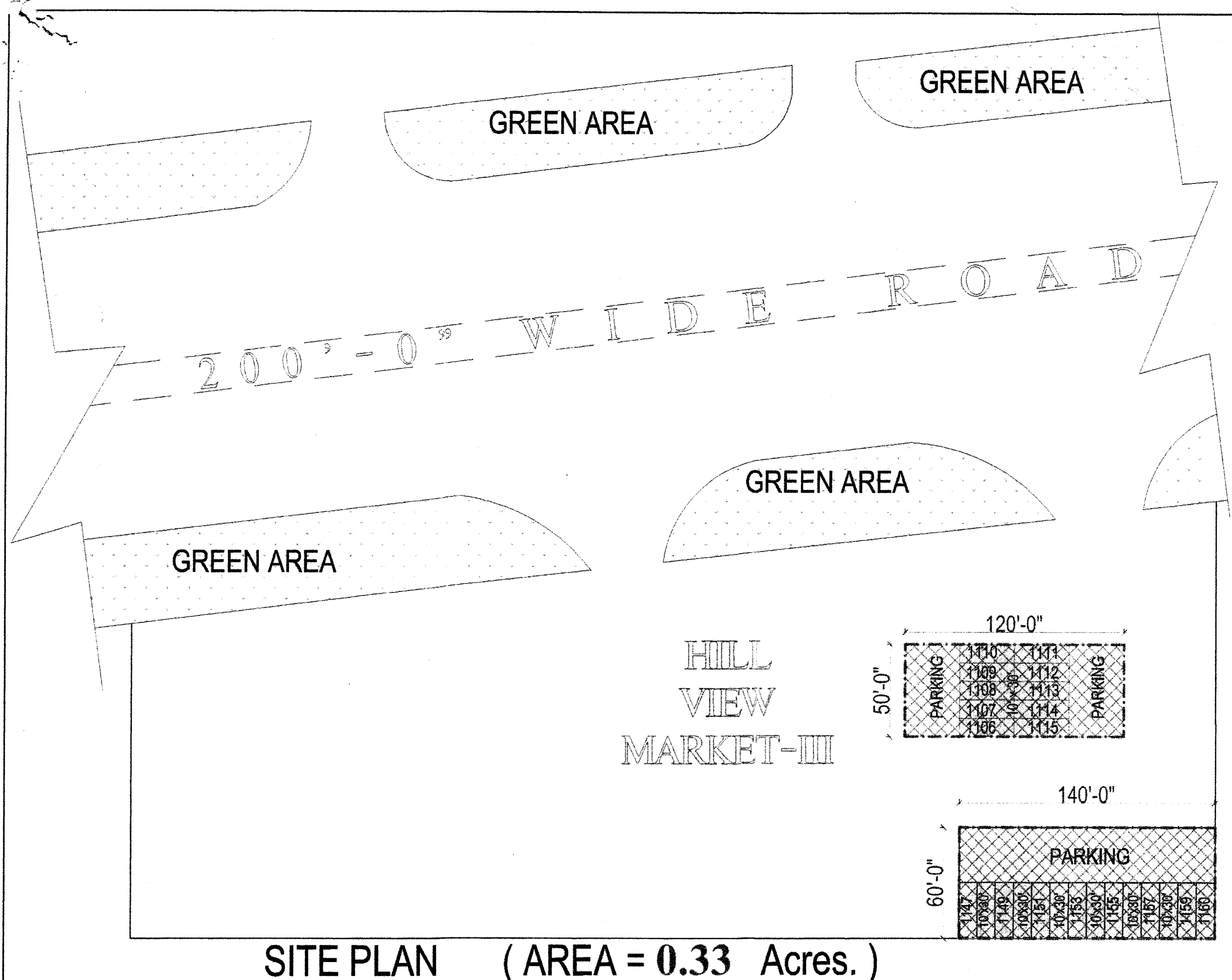
Endst No -1DDLG/ 43

Dated 20/8/15

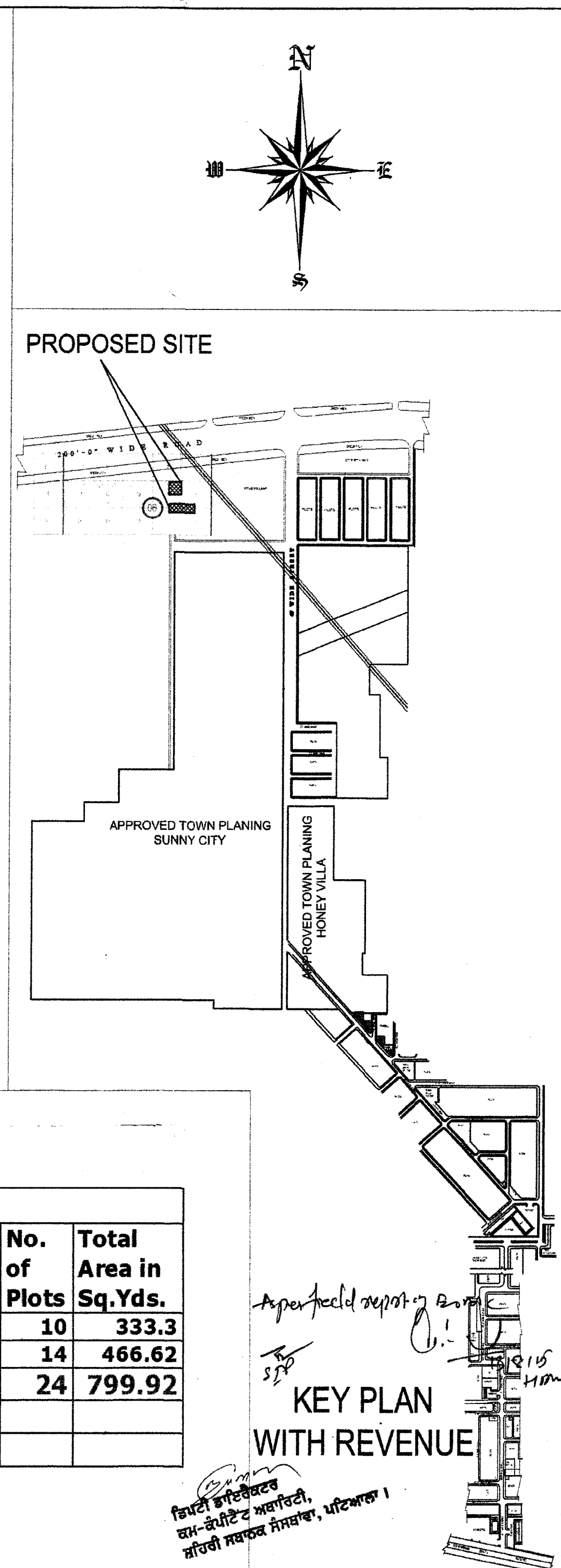
A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar in continuation of its office letter no 555 dated 4.8.15 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer , (Munieipal Council , Zirakpur) vide its office letter no 2438 dated 4.8.2015 with the 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.

Reviewed  
Pubk (B-1)



**SITE PLAN (AREA = 0.33 Acres.)**



PROPOSED LAYOUT PLAN OF  
**"HILL VIEW"-III**, FOR  
 BAJWA DEVELOPERS LTD. IN  
 SUNNY ENCLAVE,  
 RAKBA :- JHUNGIAN,  
 TEH. :- KHARAR,  
 DISTT. :- S.A.S.NAGAR.

**LEGEND**

- SOLD PLOTS
- BOUNDRY
- ROADS & PARKING
- BUILT UP

**OFFICE USE**

*[Signature]*  
 Junior Engineer  
**M.C. Kharar**

*[Signature]*  
 ਸਹਾਇਕ ਇੰਜੀਨੀਅਰ  
 ਨਗਰ ਕੌਂਸਲ, ਖਰੜ

*[Signature]*  
 ਸਿਉ ਜੀਪਲ ਇੰਜੀਨੀਅਰ  
 ਨਗਰ ਕੌਂਸਲ, ਖਰੜ

*[Signature]*  
 ਕਾਰਜ ਸ਼ਾਖਾ ਅਫਸਰ  
 ਨਗਰ ਕੌਂਸਲ, ਖਰੜ

**AREA DETAILS**

**TOTAL PLOT AREA**  
 = 1602.39 SQ.YDS. (0.33 Acres.)

**AREA UNDER PLOTS**  
 = 799.92 SQ.YDS. (0.16 Acres)--49.92 %

**AREA UNDER SOLD PLOTS**  
 = 799.92 SQ.YDS. (0.16 Acres)--100 %

**AREA UNDER PARKING**  
 = 802.47 SQ.YDS. (0.17 Acres)--50.08 %

**AREA AS PER SITE**

SR. NO.	Plot No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.
1	1106-1115,	10' X 30'	33.33	10	333.3
2	1147-1160	10' X 30'	33.33	14	466.62
<b>TOTAL</b>				<b>24</b>	<b>799.92</b>

*As per field report of...*

**KEY PLAN WITH REVENUE**

*[Signature]*  
 ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ  
 ਕਮ-ਕੋਪੀਟੇਟ ਅਥਾਰਿਟੀ,  
 ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ।

**OWNER**  
 For Bajwa Developers Limited

*[Signature]*  
 (J.S. Bajwa)  
 Managing Director

**ARCHITECT**  
*[Signature]*

*Review & P.H. (B1)*