

Regularization Certificate for an Unauthorized Colony

From

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

To

Sh. JARNAIL SINGH BAJWA,
BAJWA DEVELOPERS LTD.
SCO 17-18, SUNNY ENCLAVE, DESU MAJRA,
KHARAR, DISTT. SAS NAGAR.

No. ATP-DDLG-17/ 63

Dated: 21/12/17

With reference to your online application no. 476954 dated 23-04-2015 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, 2013".

i)	Name of the Promoter(s)/Individual(s), Company, Firm	Sh. JARNAIL SINGH BAJWA, BAJWA DEVELOPERS LTD., SCO 17-18, SUNNY ENCLAVE, DESU MAJRA, KHARAR, DISTT. SAS NAGAR.
ii)	Father's Name (in case of individuals)	-
iii)	Name of Colony (if any)	AMAZON CITY-3 (COMMERCIAL)
iv)	Location (Village with H.B.No.)	JANDPUR (H.B No. 28)
v)	Total area of colony in acres	2261 Sq. Yards (0.46715 Acres)
vi)	Area Sold (Acre-Kanal-Marla)	1493.28 Sq. yards (0.30853 Acre)
vii)	Area under common purpose (Acre-Kanal-Marla)	767.72 Sq. yards (0.15862 Acre)
viii)	Saleable area still with the promoter (Acre-Kanal-Marla)	-
ix)	No. of plots saleable as per layout plan. Plots sold	24 Commercial Plots
x)	Khasra No's	As per Annexure-A
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

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	1493.28 Sq. Yards (66.05%) Nil 24 Nil Nil
xv)	Area under Public Purpose with % age	767.72 Sq. Yards (33.95%)
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) STP e) Water works and OHSR f) Dispensary/Health Centre g) Any Other Public use	Nil Nil Nil Nil Nil Nil Nil
xvii)	Area under roads and parking with % age	767.72 Sq. Yards 33.95%
xviii)	Width of approach road	50'-0"
xix)	Width of Internal roads (Mention rang of width i.e. etc)	-
xx)	Mode of Payment	Inst <input type="checkbox"/> Lump Sum <input checked="" type="checkbox"/>
xxi)	Demand Draft/Cash	Demand Draft Amount
xxii)	Fees/Charges Received	Rs. 1,34,400/- Rs. 2,01,359/-
xxiii)	In case of Payment by	Demand Draft
xxiv)	Name of Drawee Bank	HDFC Bank & Punjab & Sind Bank

(D.A. /Approved Layout)

Deputy Director cum
Competent Authority
Local Government, Patiala.

TOTAL FEE

Commercial Fee 2261 x 4950 x 12%
25% fees
Amount Paid
Balance Payable

= Rs. 13,43,034/-
= Rs 3,35,759/-
= Rs 3,35,759/-
= Rs 10,07,275/-

Payment Schedule of remaining amount

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 st Installment Within 180 Days From the date of Approval	3,35,759/-	60,437/-	3,96,196/-
2	2 nd Installment Within 360 Days From the date	3,35,758/-	40,291/-	3,76,049/-

Note:-

- 1) No Separate notice shall be issued for the payment of installments.
- 2) In 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 for 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 CWP No. 4018 of 2012 (Gurdeep Kaur V/s State of Punjab & others) pending in the Hon'ble High Court.

~~Deputy Director-cum-
Competent Authority
Local Government, Patiala.~~

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. ATP-DDLG-177

Dated:

A copy of the above is forwarded to the Executive Officer, Municipal Council, Kharar in continuation of its office letter No. 218 dated 07-05-2015, 1458 dated 30-11-2017 and the field report submitted by STP, Municipal Corporation, Patiala vide its report dated 13-12-2017 with the direction that if any discrepancy is noticed in this case the same be informed to this office immediately.

~~Deputy Director-cum-
Competent Authority
Local Government, Patiala.~~

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Cum-Deputy Director,
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63 21/12/17

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iii)	Name of Colony (if any)	AMAZON CITY-3 (COMMERCIAL)
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x)	Khasra No's	As per Annexure-A
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 promoters

A) Detail of the Land Purchased by the Promoter
As per annexure A Attached

B) 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	1493.28 Sq. Yards (66.05%) Nil 24 Nil Nil
xv)	Area under Public Purpose with % age	767.72 Sq. Yards (33.95%)
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xxi)	Demand Draft/Cash	Demand Draft Amount No. & Dated
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xxiii)	In case of Payment by	Demand Draft
xxiv)	Name of Drawee Bank	HDFC Bank & Punjab & Sind Bank

(D.A. /Approved Layout)

~~Deputy Director-cum-
Competent Authority
Local Government, Patiala.~~

TOTAL FEE

Commercial Fee	2261 x 4950 x 12%	= Rs. 13,43,034/-
25% fees		= Rs 3,35,759/-
Amount Paid		= Rs 3,35,759/-
Balance Payable		= Rs 10,07,275/-

Payment Schedule of remaining amount

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 st Installment Within 180 Days From the date of Approval	3,35,759/-	60,437/-	3,96,196/-
2	2 nd Installment Within 360 Days From the date of Approval	3,35,758/-	40,291/-	3,76,049/-
3	3 rd Instilment With in 540 Days From the date of Approval	3,35,758/-	20,146/-	3,55,904/-
	Total	10,07,275/-	1,20,874/-	11,28,149/-

Note:-

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Endst. No. ATP-DDLG-17/ 64

Dated: 21/12/17

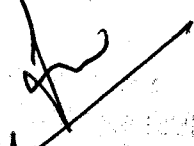
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~~Deputy Director-cum-
Competent Authority
Local Government, Patiala.~~

ANNEXURE "A"

ANNEXURE SHOWING SALE DEED PURCHASE OF LAND BY PROMOTER IN "Amazon-111"
(Comm), Village Jandpur, Tehsil Kharar, District SAS Nagar (Mohali) (Land Owners) M/s Bajwa
Developers Ltd:

Sale deed no/ Agreement no.	Name of the purchaser	Khasra no.	Area	Area in Kanal/ Marle
7895/ 31-10-2011	M/s Bajwa Developers Ltd.	Khata No. 140/161 Khasra No. 13//8(7-2), 9(7-2) Kite 2 Ara 14 Knal 4 Marle its 260/1680 Share i.e 2 Knal 3.95 Share	2-3.95	3k-15.2 M (0.47 Acre)
Aggrement	M/s Bajwa Developers Ltd.	Khata No. 140/161 Khasra No. 13//8(7-2), 9(7-2) Kite 2 Ara 14 Knal 4 Marle its 260/1680 Share i.e 2 Knal 3.95 Share	4-0	


M/s Bajwa Developers Ltd., ਪਟਿਆਲਾ ।

Amazon City-3 (Comm.)

Ann.-B

LIST OF PURCHASER NAME & ADDRESS

Plot No	Area	Byana	Purchaser Name	Purchaser Rel Name	Purchaser Address
1	62.22	7-Sep-12	Mr.Kulwant Singh Sidhu	s/o Mr.Jagir Singh	# 2591 , Phase-11 , Mohali (PB)
2	62.22	9-Aug-12	Mrs.Amarpreet Kaur	w/o Mr.Ragbir Singh	# 134 , Phase-4 , Mohali (PB)
3	62.22	9-Jul-12	Mr.Narinder Kalra	s/o Mr.Krishan Lal Kalra	B.S.Mission Compound Saharanpur (UP)
4	62.22	6-Jul-12	Mr.Karan Gupta	s/o Mr.B.K.Gupta	# 3096 , C-3 ,Basant Kunj, New Delhi
5	62.22	30-Sep-11	Mr.Balbir Singh	s/o Mr.Jaswant Singh	# 2279 , Sec-67 , Mohali (PB)
6	62.22	30-Sep-12	Mr.Ram Murti	s/o Mr.Sudarshan Kumar	VPO Nayagaon , Chandigarh (UT)
7	62.22	30-Sep-12	Mr.Naveen Kumar	s/o Mr.Vinod Kumar	VPO Nayagaon , Chandigarh (UT)
8	62.22	25-Sep-12	Mr.Vinod Jain	s/o Mr.Hem Raj Jain	# 111 , Phase-4 Mohali (PB)
9	62.22	9-Feb-12	Mr.Ram Murti	s/o Mr.Sudarshan Kumar	VPO Nayagaon , Chandigarh (UT)
10	62.22	21-Oct-12	Mr.Vijay Thukral	s/o Mr.K.K.Thukral	# 519 , Sec-7 , Panchkulla (HR)
11	62.22	6-Jul-12	Mr.Karan Gupta	s/o Mr.B.K.Gupta	# 3096 , C-3 ,Basant Kunj , New Delhi
12	62.22	29-Aug-12	Mr.Naveen Kumar	s/o Mr.Vinod Kumar	VPO Nayagaon , Chandigarh (UT)
13	62.22	15-Jun-12	Mr.Ram Murti	s/o Mr.Sudarshan Kumar	VPO Nayagaon , Chandigarh (UT)
14	62.22	24-Nov-11	Mr.Vivek Kumar Kalra	s/o Mr.Anil Kumar Kalra	Girital Road ,Kashipur , U.S.Nagar ,Uttrakhand
15	62.22	15-Aug-12	Mr.Vinod Jain	s/o Mr.Hem Raj Jain	# 111 , Phase-4 Mohali (PB)
16	62.22	25-Sep-12	Mr.Naveen Kumar	s/o Mr.Vinod Kumar	VPO Nayagaon , Chandigarh (UT)
17	62.22	15-Jun-12	Mr.Ram Murti	s/o Mr.Sudarshan Kumar	VPO Nayagaon , Chandigarh (UT)
18	62.22	25-Aug-12	Mr.Naveen Kumar	s/o Mr.Vinod Kumar	VPO Nayagaon , Chandigarh (UT)
19	62.22	3-Feb-12	Mr.Vinod Jain	s/o Mr.Hem Raj Jain	# 111 , Phase-4 Mohali (PB)
20	62.22	5-Aug-12	Mrs.Abha Gupta	w/o Mr.Ramesh Gupta	# 970 , Sec- 10 , Panchkulla (HR)
21	62.22	9-Jul-12	Mr.Narinder Kalra	s/o Mr.Krishan Lal Kalra	B.S.Mission Compound Saharanpur (UP)
22	62.22	22-Aug-12	Mr.Naveen Kumar	s/o Mr.Vinod Kumar	VPO Nayagaon , Chandigarh (UT)
23	62.22	15-Jun-12	Mr.Ram Murti	s/o Mr.Sudarshan Kumar	VPO Nayagaon , Chandigarh (UT)
24	62.22	15-Jul-12	Mr.Vinod Jain	s/o Mr.Hem Raj Jain	# 111 , Phase-4 Mohali (PB)
total Area	1493.28				

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PROPOSED LAYOUT PLAN OF AMAZON CITY-03, (COMMERCIAL), FOR BAJWA DEVELOPERS LTD. IN SUNNY ENCLAVE, RAKBA :- JANDPUR, TEH. :- KHARAR, DISTT. :- S.A.S. NAGAR

OFFICE USE

June 19, 2012
M.C.M. Khara
 Municipal Engineer
 Municipal Council
 KHARAR

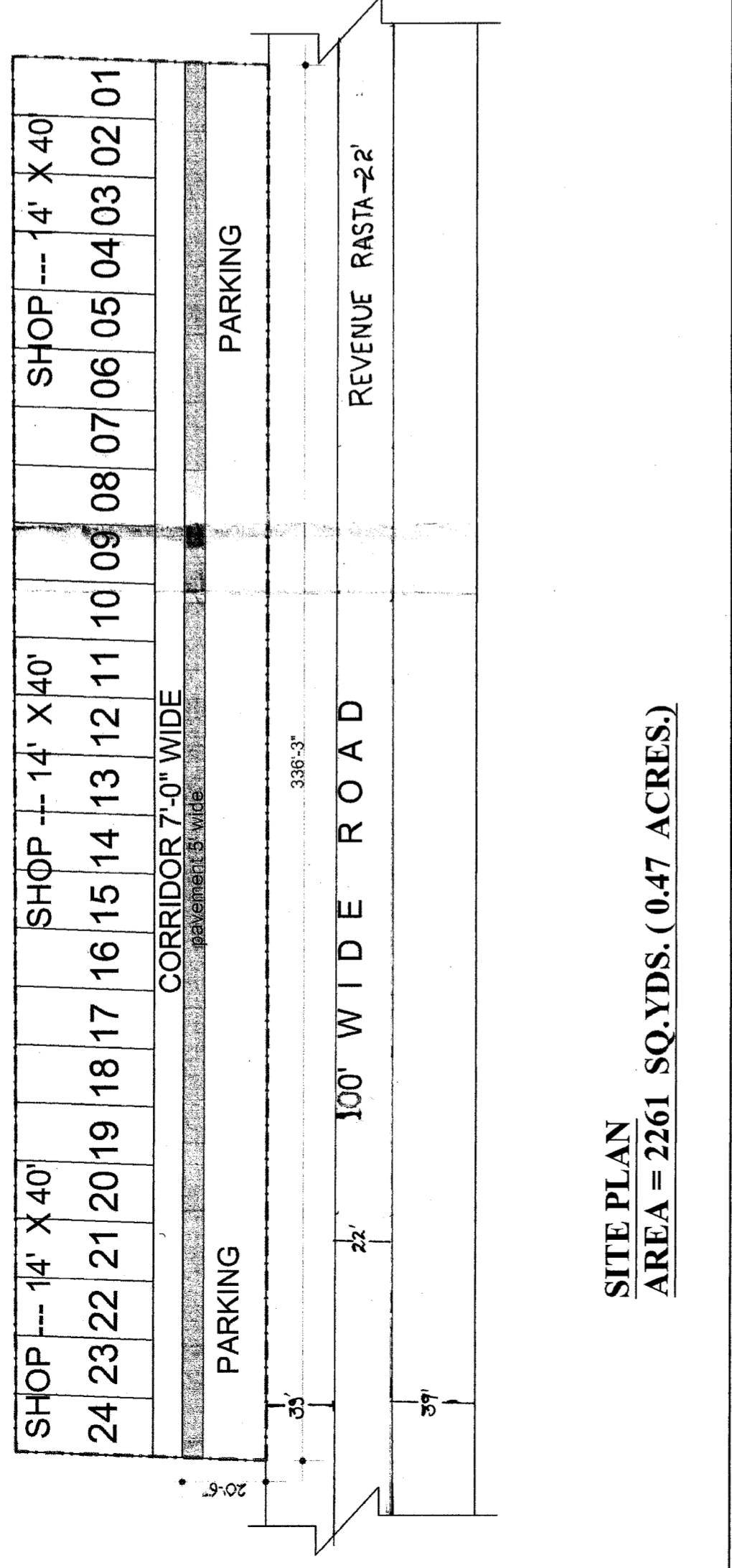
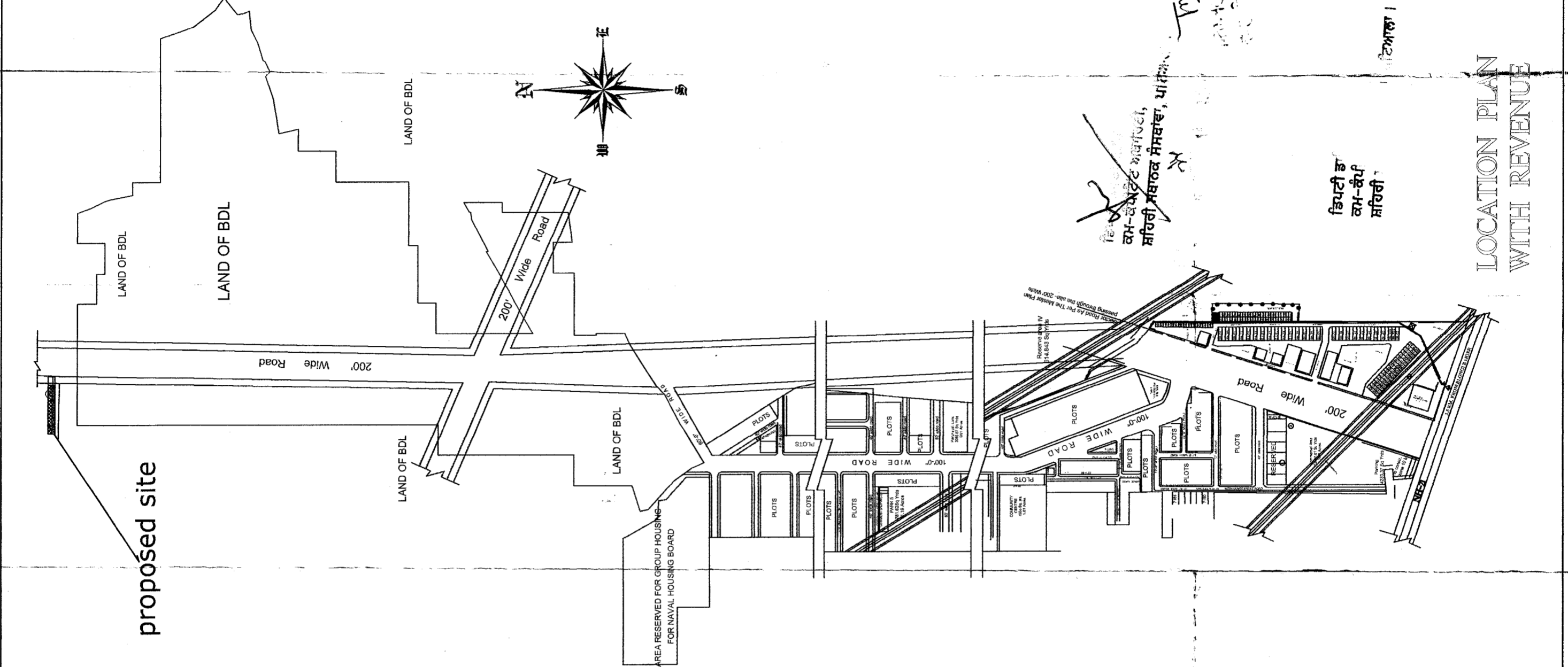
Asstt. Municipal Engineer
 Municipal Council
 KHARAR

Municipal Engineer
 Municipal Council
 KHARAR

Executive Officer
 Municipal Council
 Khara

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

ARCHITECT

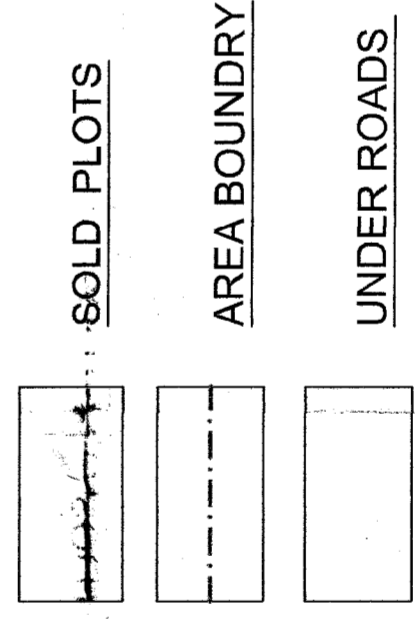


SITE PLAN
AREA = 2261 SQ.YDS. (0.47 ACRES.)

AREA UNDER PLOTS

COMMERCIAL	SIZE IN SQ. FT.	SQ. YDS.	NO.S	SQ. YDS.
1	01-24	62.22	24	1493.28
GRAND TOTAL				1493.28

LEGEND



AREA DETAILS

TOTAL AREA
 = 2261 SQ.YDS (0.47 ACRES.)

AREA UNDER PLOTS ;
 = 1493.28 SQ.YDS. (0.31 ACRES.)-- 66.05%

AREA UNDER SOLD PLOTS
 = 1493.28 SQ.YDS. (0.31 ACRES.)-- 100%

AREA UNDER PARKING
 = 767.72 SQ.YDS. (0.16 ACRES.)-- 33.95%