

Regularization Certificate for an Unauthorized Colony

From

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

To

M/s Jarnail Singh Bajwa,
Bajwa Developers Ltd.
SCO No. 17-18, Sunny Enclave, Desu Majra,
Kharar, Distt. SAS Nagar.
No. ATP-DDLG-17/ 67
Dated: 22/12/17

With reference to your online application no. 454557 dated 27-01-2015 the
Regularization certificate for the colony, particulars 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 Jarnail Singh Bajwa, Bajwa Developers Ltd. SCO No. 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-5
iv)	Location (Village with H.B.No.)	Harlalpur
v)	Total area of colony in acres	11850 Sq. Yards (2.15 Acres)
vi)	Area Sold (Acre-Kanal-Marla)	6450 Sq. yards (1.33 Acre)
vii)	Area under common purpose (Acre-Kanal-Marla)	5400 Sq. yards (1.11 Acre)
viii)	Saleable area still with the promoter (Acre-Kanal-Marla)	
ix)	No. of plots saleable as per layout plan. Plots sold	43 Plots
x)	Khasra No's	KHEWET, KHATONI NO., KHATA NUMBER- 117/135, 133/157 KHASRA NO. 23//1/1(1-19), 10(7-2), KHATA NUMBER- 112/130 KHASRA NO. 23//1/2(0-15), 1/3(1-7), 1/3(1-19), 2/1(0-15), 3(0-1), 9/2(1-1), 9/2(0-14), KHATA NUMBER- 179/139 KHASRA NO. 23//1/1/3(1-7) Total Area 2.45 Acre
xi)	Type of Colony (Resi/Indl/Comm.)	Residential
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	6450.00 Sq. Yards (54.43%)			
	a) No. of residential plots	43			
	b) No. of Commercial Plots/shops	Nil			
	c) No. of Industrial Plots	Nil			
	d) No. of plots under any other saleable use	Nil			
xv)	Area under Public Purpose with % age	5400.00 Sq. Yards (45.56%)			
xvi)	Public facilities provides in the colony				
	a) No. of parks/open spaces with area	303.36 Sq. Yards (2.19%)			
	b) No. of schools with area	Nil			
	c) No. of community centre with area	Nil			
	d) STP	Nil			
	e) Water works and OHSR	Nil			
	f) Dispensary/Health Centre	Nil			
	g) Any Other Public use	Nil			
xvii)	Area under roads and parking with % age	5096.64 Sq. Yards 43.00 %			
xviii)	Width of approach road	100'-0" WIDE			
xix)	Width of Internal roads (Mention rang of width i.e. 30' etc)	25'-0" WIDE			
xx)	Mode of Payment	Inst <input checked="" type="checkbox"/>	Jump Sum <input checked="" type="checkbox"/>		
xxi)	Demand Draft/Cash	Demand Draft Amount	Demand Draft No. & Dated	Dated	Name of Drawee Bank
xxii)	Fees/Charges Received	2,49,817/- 3,36,758/-	966788 918914	15.12.17	PSB
xxiii)	In case of Payment by	Demand Draft			
xxiv)	Name of Drawee Bank				

(D.A. /Approved Layout)

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

TOTAL FEE

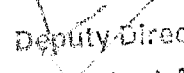
Residential Fee	11850.00 x 4950 x 4%	= Rs. 23,46,300/-
Comercial Fee	-	= -
25% fees		= Rs. 5,86,575/-
Amount Paid 25%		= Rs. 5,86,875/-
Balance Payable		= Rs. 17,59,725/-

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	86,575.00	10,584.00	69,215.00
2	2 nd Installment Within 360 Days From the date of Approval	86,575.00	7,389.00	6,56,964.00
3	3 rd Installment With in 540 Days From the date of Approval	86,575.00	3,195.00	62,11,019.00
	Total	1,70,000.00	2,11,168.00	19,70,893.00

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 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.



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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-17/

Dated:

A copy of the above is forwarded to the Executive Officer, Municipal Council, Kharar in continuation of its office letter No. 204 dated 12-05-15, and 1459 dated 30-11-2017 and the field report submitted by STP, Municipal Corporation, Patiala vide its office letter No 175/STP/IC 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.

PROPOSED LAYOUT PLAN OF
AMAZON CITY-05,
 (RESIDENTIAL),
 FOR
 BAJWA DEVELOPERS LTD. IN
 SUNNY ENCLAVE,
 RAKBA :- HARLALPUR/JHUNGIAN,
 TEH. :- KHARAR,
 DISTT. :- S.A.S. NAGAR

OFFICE USE

[Signature]
 Asst. Municipal Engineer
 Municipal Council
 Kharar

[Signature]
 Junior Engineer
 M.C. Kharar

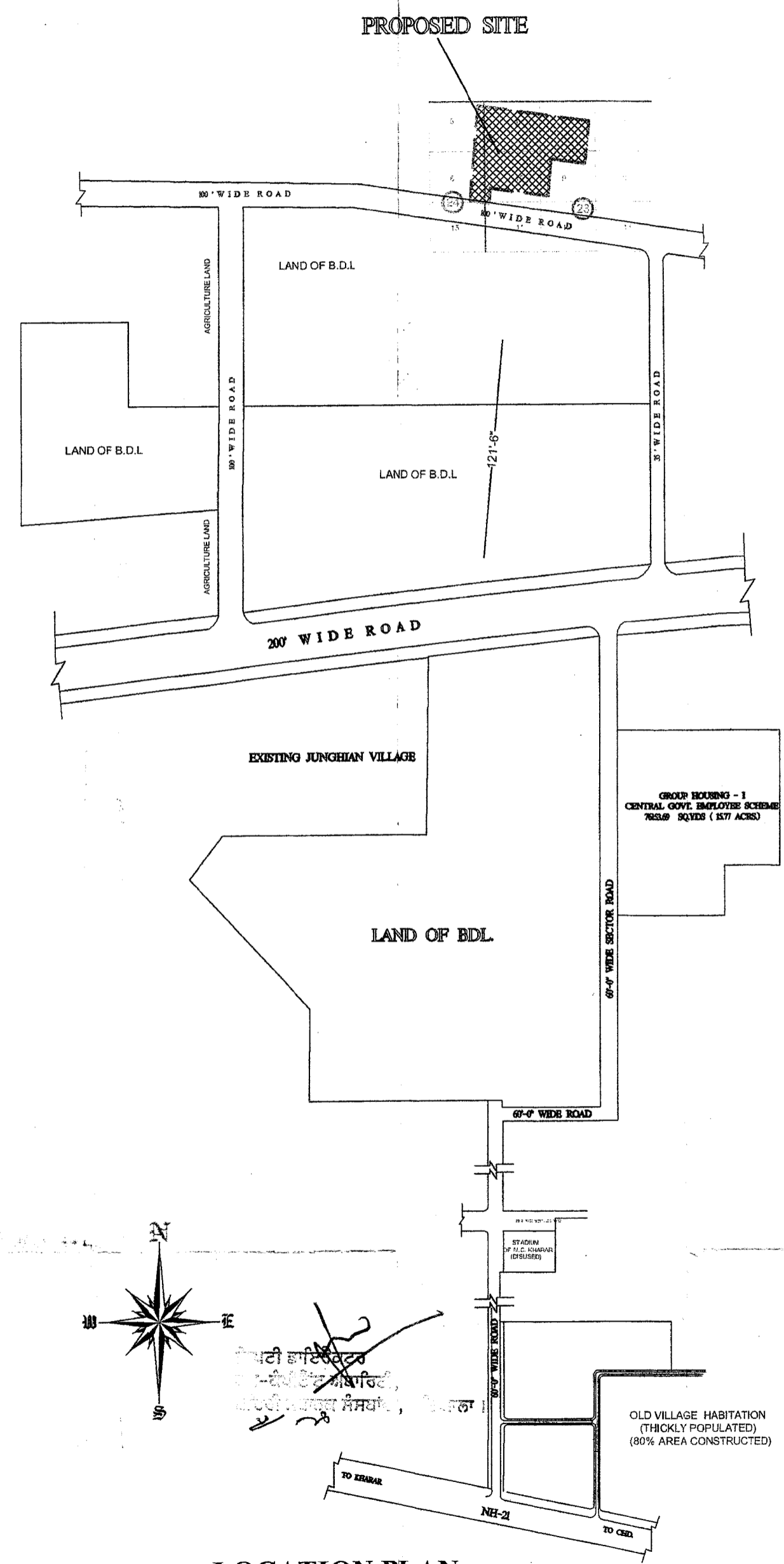
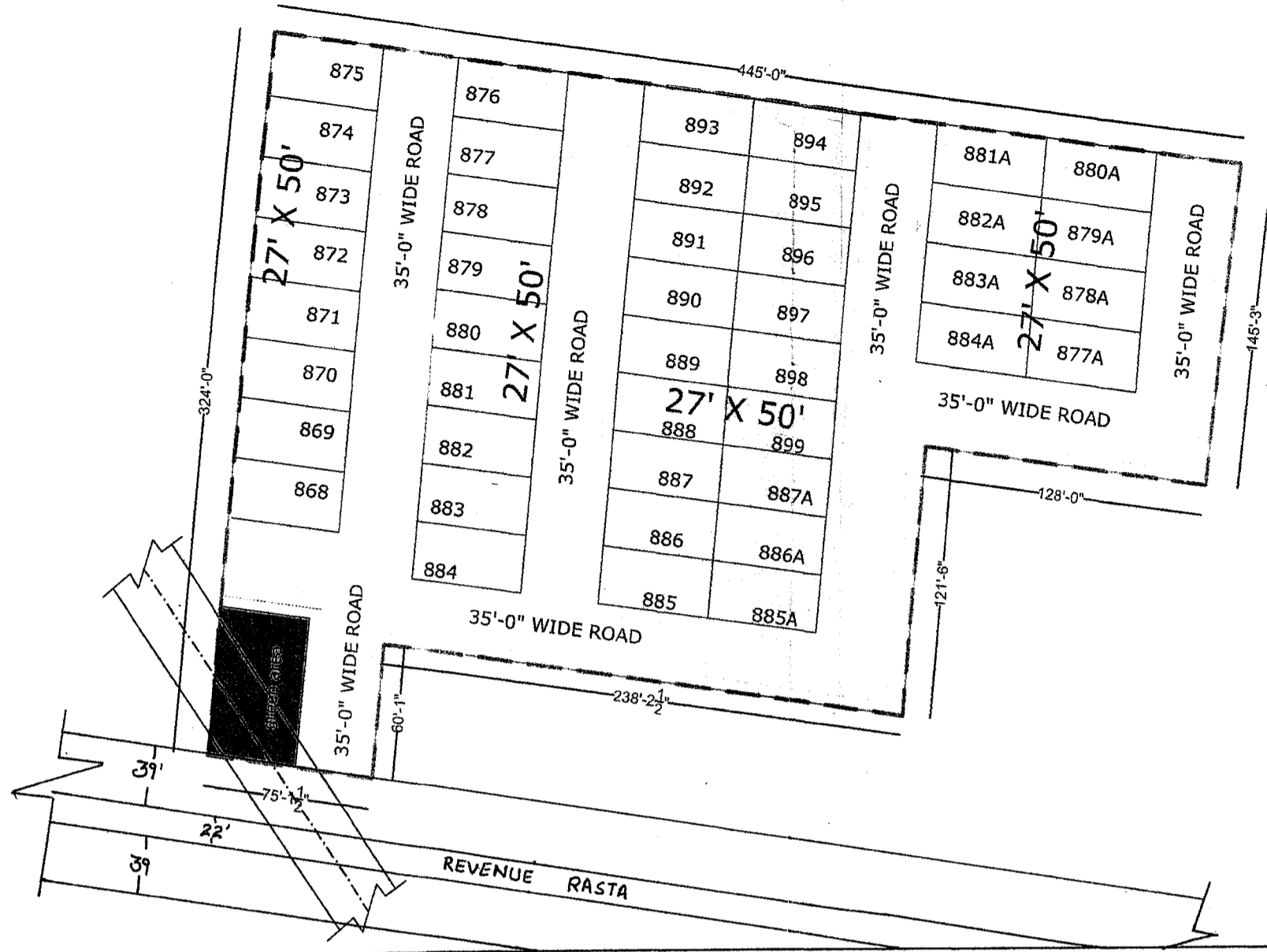
[Signature]
 Municipal Engineer
 Municipal Council
 Kharar

[Signature]
 Executive Officer
 Municipal Council
 Kharar

[Signature]
 OWNER

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

ARCHITECT
[Signature]



LOCATION PLAN WITH REVENUE

SIZE OF THE PLOTS					
Sl. No.	PLOT NO.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.
1	868 - 899	27' X 50'	150	32	4800
2	877A - 884A,	27' X 50'	150	8	1200
3	885A- 887A	27' X 50'	150	3	450
TOTAL				43	6450

AREA DETAILS

TOTAL AREA
 = 11850 SQ.YDS. (2.45 ACRES.)

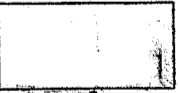
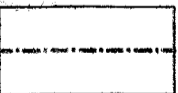
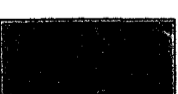
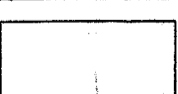
AREA UNDER PLOTS
 = 6450 SQ.YDS. (1.33 ACRES.)--54.43%

AREA UNDER SOLD PLOTS
 = 6450 SQ.YDS. (1.33 ACRES.)--100%

AREA UNDER GREEN
 = 303.36 SQ.YDS. (0.06 ACRES.)--2.19%

AREA UNDER ROADS
 = 5096.64 SQ.YDS. (1.05 ACRES.)--43.38%

LEGEND

-  **SOLD PLOTS**
-  **BOUNDRY**
-  **GREEN AREA**
-  **UNDER ROADS**