

# Regularization Certificate for an Unauthorized Colony

From

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

To

**M/s Bajwa developers Ltd,  
SCO No. 17-18 ,sunny enclave,  
Desumajra, Kharar,  
Distt. SAS Nagar (Mohali)**

No. 1DDLG/ 13

Date 14-3-2017

With reference to your online application no. 448014 dated.24-1-2015 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. J.S Bajwa M/s Bajwa Developers Ltd.
ii)	Fathers Name (in case of individuals)	Sh . Bishan Singh
iii)	Name of colony (if any)	<del>Colony</del> , Jhungia Kharar.
iv)	Location (village with H.B.No)	H.B No 29
v)	Total area of colony in acres	15227 sq yard (3.15 acre)
vi)	Area sold (Acre-kanal-marla)	7131.34 sq yard (1.48 acre)
vii)	Area under common purpose (Acre-kanal-marla)	8095.66 sq yd. (1.67 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	-
ix)	No.of plots saleable as per layout plan	50 Residential including 4 built up
x)	Khasra Nos.	Attached annexure A
xi)	Type of colony (Resi/comm/ind)	Residential
xii)	Year of establishment of colony	After 17-8-2007
xiii)	Detail of purchase of land as per registrered sale deed and registered agreement to sell by the Promoter B) 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 c) No. of saleable plots d) No. of commercial plots e)No. of industrial plots f) No. of plots under any other saleable use.	7131.34 sq yard (46.83%) 50 residential - - -
xv)	Area under Public purpose with % age	8095.66 (53.17%)
xvi)	Public facilities provides in the colony, if	

	any g) No. of parks/open spaces with area. h) No. of schools with area i) No. of community centre with area j) STP k) water works and OHSR l) Dispensary / health centre m) any other public use.	2 (915 sq yard) (6.01%) - - - - -
xvii)	Area under roads with %age	7180.66 sq yd (47.16%)
xviii)	width of approach road	35'-0
xix)	width of internal road(mention range of width i.e 20'-40' etc)	30'-0
xx)	Mode of payment received	By installment
xxi)	Demand draft/Cash	Demand draft
xxii)	Fees / charges received	Rs.801500.00
xxiii)	In case of payment by	D.D no 237121 dated 24-1-15, 713436 dated 8-3-15, ✓
xxiv)	Name of Drawee Bank	Punjab and sind Bank

D.A/ Approved layout)

Competent Authority  
Competent Authority Director  
Local Govt. Patiala

Residential Fee	15227x4950x4%	Rs 3014946.00
Amount paid		Rs. 801500.00 ✓
Balance payable		Rs. 2213446.00

Payment Schedule of Rs 2213446.00

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
1	1st installment within 180 days from date of approval	737815.00	132807.00	870622.00
2	2nd installment within 360 days from date of approval	737815.00	88538.00	826353.00
3	3rd installment within 540 days from date of approval	737816.00	44269.00	782085.00
	Total	2213446.00	265614.00	2479060.00

Note: 1)

2)

3)

4)

5)

No separate notice shall be issued for the payment of installments. Executive officer vide letter no. 186 dated 8-3-2017 had informed to this office that 25% fee had been deposited by the colonizer. 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.

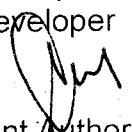
If any of the conditions of the policy of the government found violated the Regularization Certificate granted shall liable to be cancelled.

This Regularization Certificate is granted subject to the decision of C.W.P No 4018 of 2012 ( Gurdeep Kaur vs state of punjab & others) pending in the Hon'ble High Court.

That the certificate is issued as per the recommdation of Executive officer and STP and ME Municipal Council Zirakpur .

6)

That if subsequently any defect is found in ownership. Any other documents or any encroachment will found,owner/developer shall be liable for the same.

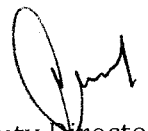
  
Competent Authority

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.

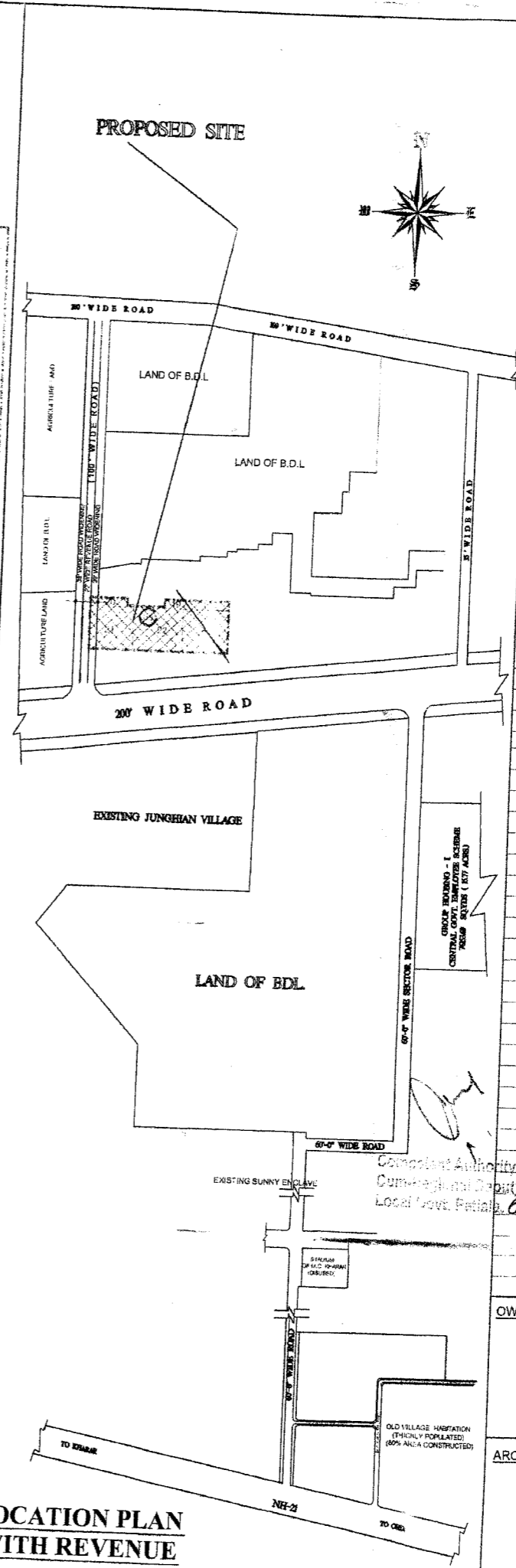
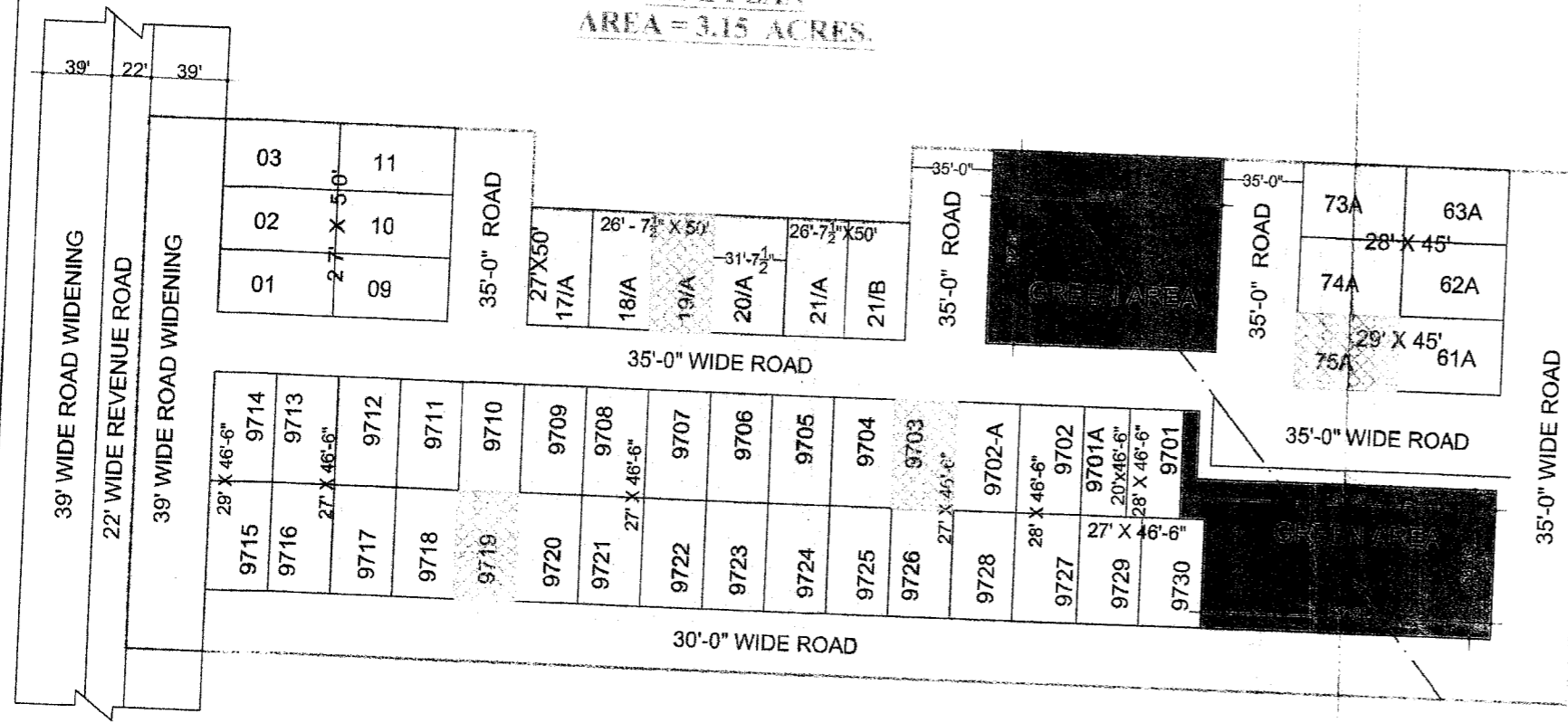
Endst. No. 1DDLG/

Dated:

A copy of the above is forwarded to the Executive officer, Municipal Council Kharar 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

**SITE PLAN**  
AREA = 3.15 ACRES.



PROPOSED LAYOUT PLAN OF  
**'GOLDEN CITY'**, FOR  
BAJWA DEVELOPERS LTD. IN  
SUNNY ENCLAVE,  
RAKBA :- JHUNGHIAN,  
TEH. :- KHARAR,  
DIST. :- S.A.S. NAGAR

**LEGEND**

- SOLD PLOTS
- BOUNDARY
- GREEN AREA
- UNDER ROADS
- BUILT UP

**OFFICE USE**

Junior Engineer  
M.C. Kharar

Asst. Municipal Engineer  
Municipal Council  
KHARAR

*A per field report of Eo.M.C.*  
Municipal Engineer  
Municipal Council  
Kharar

Municipal Engineer  
Municipal Council  
Kharar

Executive Officer  
Municipal Council  
Kharar

OWNER

ARCHITECT

PRODUCED BY AN AUTODESK

**A---PLOT AREA DETAILS**

Sl. No.	SIIZES	AREA In Sq.Yds	No. of Plot	Total Area in Sq.Yds.
1	01-03,09-11	27' X 50'	6	900
2	17A	27' X 50'	1	150
3	18A,19A,21A,21B	26'-7.5" X 50'	4	591.68
4	20A	31'-7.5" X 50'	1	175.69
5	61A,75A	29' X 45'	2	290
6	62A,63A,73A,74A	28' X 45'	4	560
7	9701A	20' X 46'-6"	1	103.33
8	9701,9702,9727	28' X 46'-6"	3	433.98
9	9702A,9703-9713,9716-9728	27' X 46'-6"	24	3348
10	9729,9730	27' X 46'-6"	2	279
11	9714,9715	29' X 46'-6"	2	299.66
	<b>TOTAL</b>		<b>50</b>	<b>7131.34</b>

**AREA DETAILS**

**TOTAL AREA**  
= 15227 SQ.YDS. (3.15 ACDS.)

**AREA UNDER PLOTS**  
= 7131.34 SQ.YDS.(1.48 ACDS.)--46.83%

**AREA UNDER SOLD PLOTS**  
= 7131.34 SQ.YDS.(1.48 ACDS.)--100%

**AREA UNDER GREEN**  
= 915 SQ.YDS.( 0.19 ACDS.)--6.01%

**AREA UNDER ROADS**  
= 7180.66 SQ.YDS. (1.48 ACDS.)--47.16%

**LOCATION PLAN WITH REVENUE**