

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/ 237

Dated 31/12/14

With reference to your application 268974 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	HILL VIEW MARKET
IV)	Location (Village with H.B No)	Village JHUNGIAN, H.B. -29
V)	Total area of colony in acres	3.8625 Acre or 18694.50 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	1.87 Acre (9057.20 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	1.99 Acre (9637.30 Sq.Yds,
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	Nil
IX)	No of Plots saleable as per layout plan.	124
(X)	Khasra No.	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) kite 21 area 60 Kanal 4 marle Khata no. 124/148 khasra no. 8//12/2(4-0),13/1(4-8) kite 2area 8 knal 8 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.	

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(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	9057.20 Sq.yd Or (48.45%) ---- 124 -----
XV)	Area under public purpose with %age	9637.30 Sq.Yds.Or (51.55%)
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	9637.30 Sq.Yds.Or (51.55%)
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. 6,94,033/- + 38,62,873/- Total 45,56,906/- In case of payment by D.D.No. 003292 , Dated 13.12.2013 HDFC Bank	

(D.A/Approved layout/Service plans)

COMPETENT AUTHORITY
Director

Total fee	
Residential	----
Commercial 18695 X 13000 X 6%	1,45,82,100.00
25 % Late Penalty	36,45,525.00
Total	1,82,27,625.00
Amount paid	45,56,906.00
Balance amount	1,36,70,719.00

PAYMENT SCHEDULE

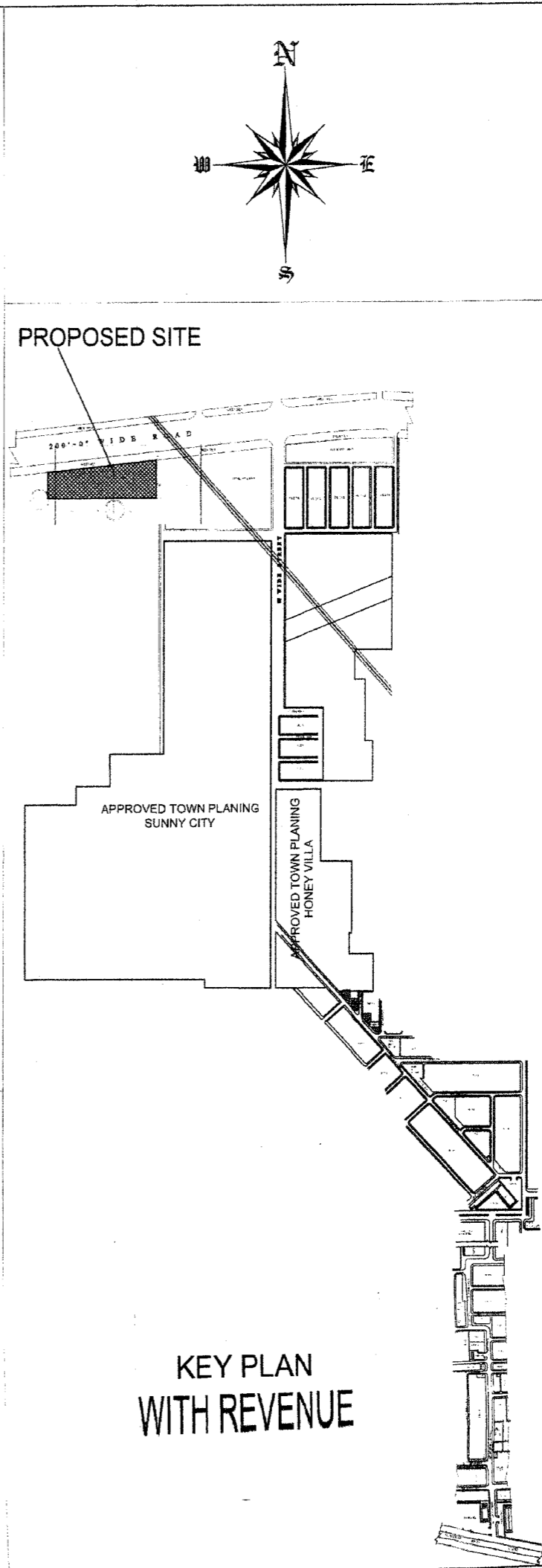
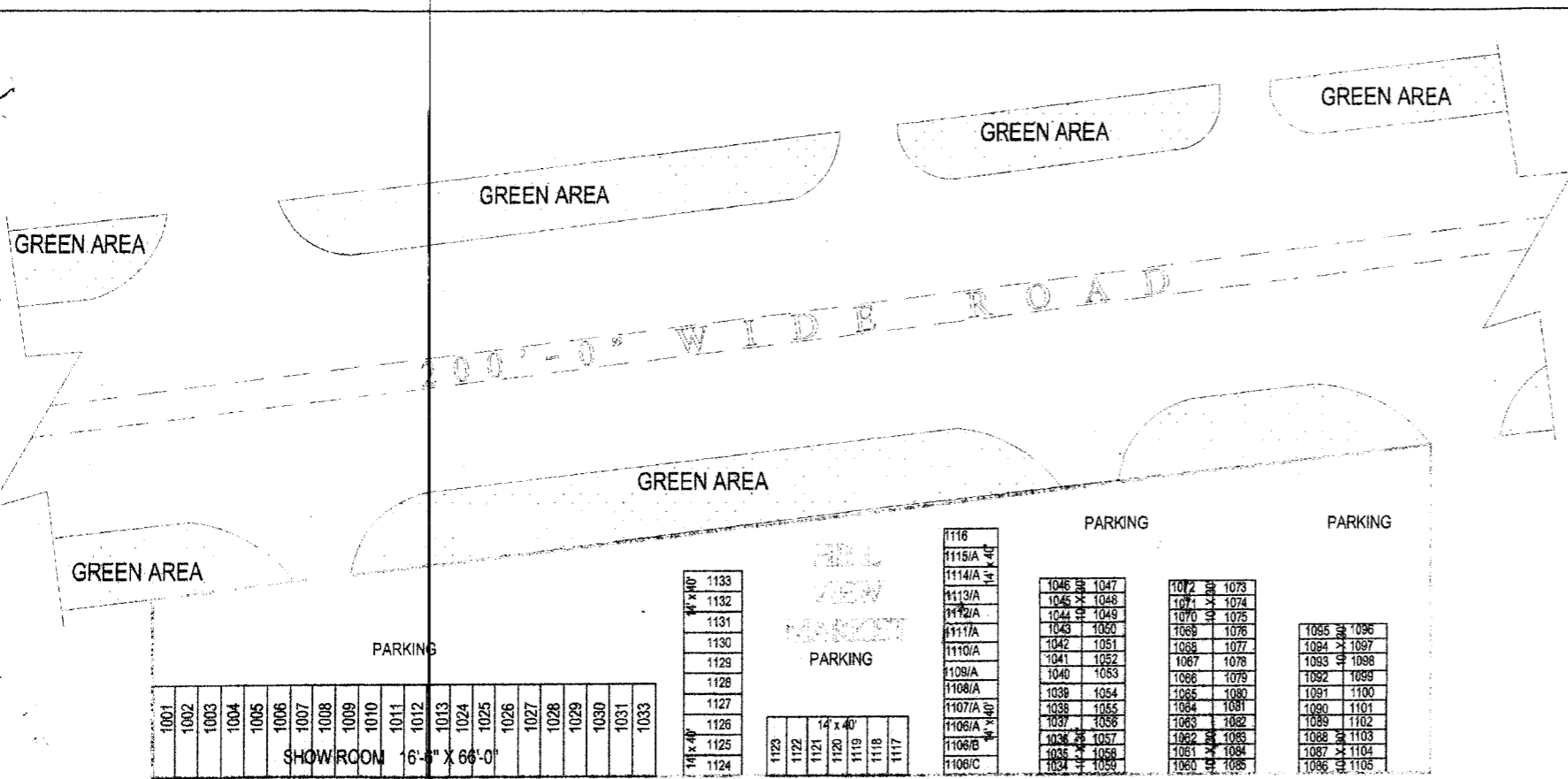
S. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 st Installment with in 180 days from date of approval	45,56,907.00	8,20,244.00	53,77,151.00	
2	2 nd Installment with in 360 days from date of approval	45,56,906.00	5,46,829.00	51,03,735.00	
3	3 rd Installment with in 540 days from date of approval	45,56,906.00	2,73,415.00	48,30,321.00	
	Total	1,36,70,719.00	16,40,488.00	1,53,112,07.00	

- 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

Competent Authority
PATIALA.

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.



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

LEGEND

- SOLD PLOTS
- BOUNDRY
- GREEN
- ROADS & PARKING

SITE PLAN (AREA = 3.8625 Acds.)

AREA DETAILS					
SR. NO.	Plot No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.
1	1001-1033	16'-6"X66'	121	22	2662
2	1106/A-1106/C,1107/A-1115/A,1116-1133	14' X 40'	62.22	30	1866.6
3	1034-1105	10' X 30'	33.33	72	2399.76
TOTAL				124	6928.36

AREA DETAILS

AREA UNDER PLOTS
 = 6928.36 SQ.YDS. (1.43 ACDS.)--37.06%

AREA UNDER SOLD PLOTS
 = 6928.36 SQ.YDS. (1.43 ACDS.)--100%

AREA UNDER PARKING
 = 11766.14 SQ.YDS. (2.43 ACDS.)--62.94%

KEY PLAN WITH REVENUE

As per field report of E.O.M.C.
 23.6.14

OWNER
 Bajwa Developers Limited

ARCHITECT

