

## Regularization Certificate for an Unauthorized Colony

From

Competent Authority,  
Cum -Deputy Director  
Local Government  
Patiala,

To

**M/S Bajwa Developers Ltd**  
S.C.O17-18, Sunny Enclave  
**Kharar**  
**Surya City -2**

No 1DDLG/ 53

Date 24-9-18

With reference to your on line application no 448013 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)	<b>Sh Jarnail Singh Bajwa</b>
ii)	Father's Name ( in Case of individuals)	Sh Bishan Singh
iii)	Name of Colony (if any)	<b>Surya City -2</b>
iv)	Location (Village with H.B No)	<b>Vill. Desumajra H.B NO- 31</b>
v)	Total area of Colony in acres	<b>27074.50 Sq.yds (5.59 Acre)</b>
vi)	Area Sold ( acre- kanal- Marla)	<b>15288.85 Sq.yds(3.15 Acre)</b>
vii)	Area under common purpose (acre- kanal- Marla)	<b>11785.65 Sq.yds (2.44 Acre)</b>
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	-
ix)	No. of plots saleable as per layout plan.	<b>120, Residential</b>
	Plots sold	<b>All (37 Built up)</b>
x)	Khasra No's	khasra no. 6//3/2(7-4), 1//23/2(6-2) 6//11/2(5-16), 20(6-18), 7//6(6-11), 15(5-2), 16(3-4), 25(1-6) 6//12/2(1-16), 18/2/4(0-4), 18/2/3(2-8), 19/2(1-0), 22/2(2-4), 23/1/1 (2-19), 6//13/2/1 (1-9) 6//19/1(0-16) Whole 6//22/1(5-3), 18//13/1(2-18), 13/2/1/1(0-13), 6//2/1(4-16), 7//5(0-13), 6//10(8-0), 11/2(2-4), 12/1(6-4), 19/3(6-4) 6//1(4-13), 9/2/1(4-1), 9/2/2(1-18), 9/2/3(0-6) ,6//11/2(5-16), 20(6-18), 7//6(6-11), 15(5-2), 16(3-4), 25(1-6) . 6//21(7-8), 29(0-12) .
xi)	Type of colony (Resi / Indl / Comm.)	<b>Residential</b>
xii)	Year of establishment of the colony	<b>After 17.08.2007</b>

xiii) Detail of Purchase of Land as per registered sale deed and registered agreement to sell by the promoter

B) Detail of the Land Purchased By the Promoter

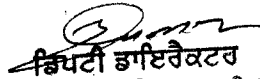
**As per annexure A Attached**

Detail of Land Sold Through sale deed / Agreement to sell by the Promoter.

As per annexure B Attached

xiv)	Saleable area with % age e) No. of residential Plots f) No. of Commercial Plots / shops g) No. of industrial plots h) No. of plots under any other saleable use	15288.85 Sq.yds (56.47%) 120 Nil NIL NIL
xv)	Area under Public Purpose with %	11785.65 Sq.yds (43.53%)
xvi)	Public facilities provides in the colony, if any h) No. of parks / open spaces with area i) No. of schools with area j) No. community centre with area k) STP l) water works and OHSR m) Dispensary/ health centre n) Any other Public use	3(2489.81Sq yd) NIL NIL NIL Nil Nil
xvii)	Area under roads and parking with % age	9295.84 Sq.yds ( 34.33%)
xviii)	Width of approach road	200'
xix)	Width of Internal roads ( Mention rang of width i.e. 20' - 40' etc)	35'
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 5,36,100/- Rs 8,04,200/-
xxiii)	In case of Payment by`	Deposited by D.D no237122 Dt. 24.1.2015 & D.D no 001898 Dt. 9.9.2015
xxiv)	Name of Drawee Bank	ICICI Bank Kharar.

( D.A/ Approved Layout )

  
 ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ  
 ਵਿਸ਼ੇਸ਼ ਸੇਵਾ ਅਥਾਰਿਟੀ  
 ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾ, ਪਟਿਆਲਾ।

**TOTAL FEE**

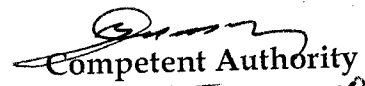
Residential Fee	27075 X 4950 X4%	=	Rs 53,60,850/-
25%Fees		=	Rs 13,40,213/-
Amount Paid		=	Rs 13,40,300/-
Balance Payable		=	Rs 40,20,550/-

Payment Schedule of remaining amount i.e Rs 40,20,550/-

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
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1	1 <sup>st</sup> Installment Within 180 Days From the date of Approval	1340183/-	241233/-	1581416/-
2	2 <sup>nd</sup> Installment Within 360 Days From the date of Approval	1340183/-	160822/-	1501005/-
3	3 <sup>rd</sup> Installment With in 540 Days From the date of Approval	1340184/-	80411/-	1420595/-
	Total	40,20,550/-	482466/-	45,03,016/-

- 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.


  
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 in continuation of its office letter no 554 dated 4.8.15 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer , (Municipal Council , Zirakpur) vide its office letter no 2439 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.

**AREA DETAILS**

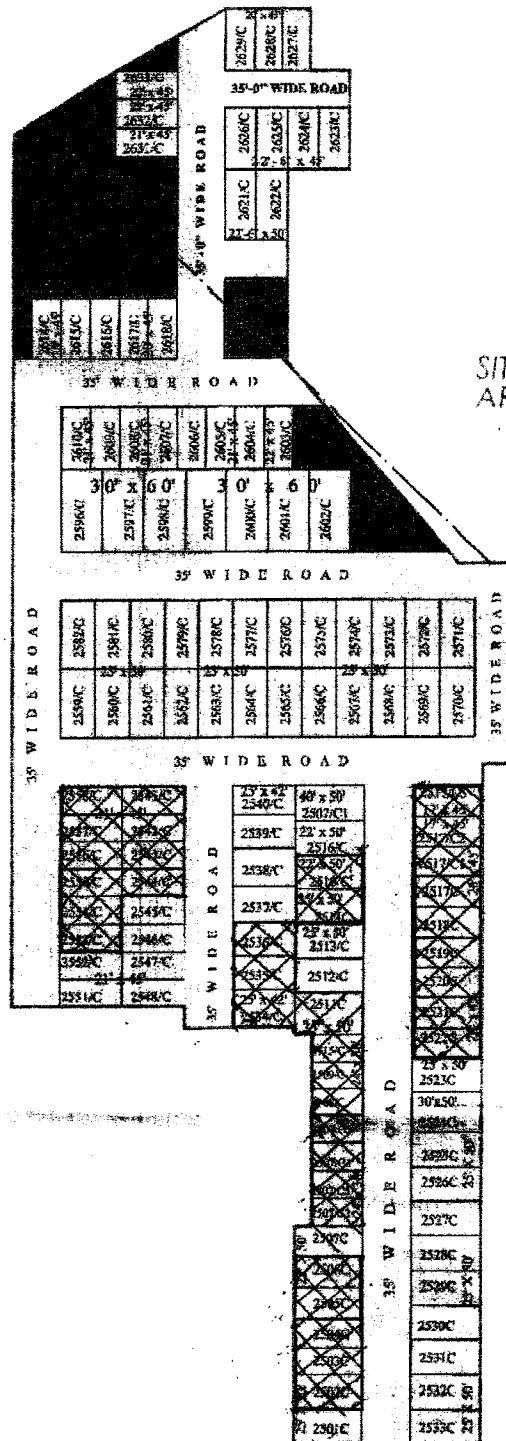
TOTAL AREA  
= 27074.5 SQ.YDS.(5.59 ACDS.)

AREA UNDER PLOTS  
= 15288.85 SQ.YDS.(3.16 ACDS.)-56.47%

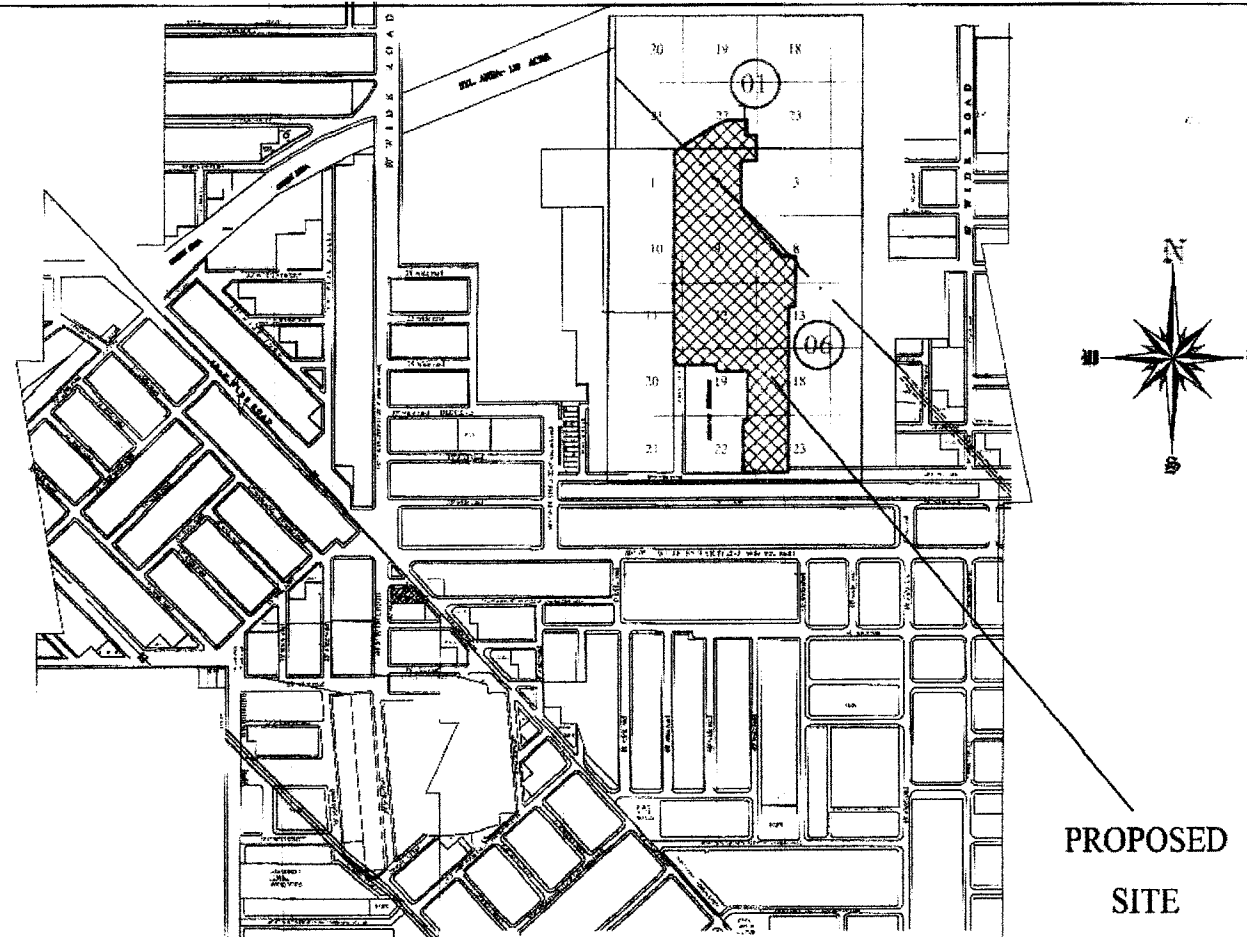
AREA UNDER SOLD PLOTS  
= 15288.85 SQ.YDS.(3.16 ACDS.)-100%

AREA UNDER GREEN  
= 2489.81 SQ.YDS.(0.51 ACDS.)-9.20%

AREA UNDER ROADS  
= 9295.84 SQ.YDS. (1.92 ACDS.)-34.33%



SITE PLAN  
AREA - 5.59 Acres.



LOCATION PLAN  
WITH REVENUE

Sl. No.	SIZES	AREA In Sq.Yd s.	No. of Plots	Total Area in Sq.Yds.
1	2501/C-2507/C, 2511/C-2514/C, 2523/C, 2525/C-2533/C	25'-0"X50'-0"	21	2916.48
2	2507/C1	40'-0"X50'-0"	1	222.22
3	2524/C	30'-0" X 50'-0"	1	166.66
4	2507/C2-2507/C5, 2508/C-2509/C, 2515/C	24'-0"X38'-0"	7	709.31
5	2517/C3, 2517/C2	17'-0"X45'-0"	85	170
6	2517C1, 2517C-2522/C	26'-0"X45'-0"	130	910
7	2510/C, 2516/C	22'-0"X50'-0"	2	244.44
8	2534/C-2540/C	25'X42'	7	816.62
9	2541/C-2548/C, 2551/C-2558/C	21'-0"X45'-0"	105	1680
10	2559/C-2570/C, 2571/C-2582/C	25'-0"X50'-0"	24	3333.12
11	2590/C-2602/C	30'-0"X60'-0"	200	2400
12	2603/C	22'-0"X45'-0"	1	110
13	2604/C-2610/C	21'-0"X45'-0"	7	735
14	2614/C-2618/C	20'-0"X45'-0"	5	500
15	2621/C-2626/C	22'-6"X50'-0"	6	750
16	2627/C-2629/C	20'-0"X45'-0"	3	300
17	2631/C	21'-0"X45'-0"	1	105
18	2632/C-2633/C	22'-0"X45'-0"	2	220
<b>TOTAL</b>				<b>15288.85</b>

PROPOSED LAYOUT PLAN OF  
'SURYA CITY-02', FOR  
BAJWA DEVELOPERS LTD. IN  
SUNNY ENCLAVE,  
RAKBA :- FATEHULLAPUR,  
TEH. :- KHARAR,  
DISTT. :- S.A.S. NAGAR

**LEGEND**

	BUILT UP
	SOLD PLOTS
	BOUNDRY
	GREEN AREA
	UNDER ROADS

OFFICE USE

Junior Engineer  
M.C. Kharar

Executive Officer  
Municipal Council  
Kharar

Asstt. Municipal Engineer  
Municipal Council  
Kharar

Municipal Engineer  
Municipal Council  
Kharar

OWNER  
Bajwa Developers Limited  
Authorized Signatory

ARCHITECT  
G. D. Singh