

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/ 220

Dated 26/12/14

With reference to your application 307576 dated 15.03.2014 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	Grand Plaza-II
IV)	Location (Village with H.B No)	<b>Village Desumajra, H.B. -31</b>
V)	Total area of colony in acres	0.21 Acre or 1024.64 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.15 Acre ( 746.64 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.06 Acre Or ( 280.00 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	Nil
IX)	No of Plots saleable as per layout plan.	12
X)	Khasra No.	Khata no. 10/11, khasra no. 2//24/2(1-0), 5//3(8-0) kite 2 area 8 kanal 0 mrle
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		
<b>(A) Detail of land Purchased by the promoters</b>		
Sr.	Registered sale deed	<b>Registered Agreement</b>
No.	Area/Khasra No/ Date & Number	Area/Khasra no/Date & Number <b>Total</b> <b>area to sell</b>

41

**As per Annexure attached (A)**

<b>(B) Detail of plots sold by the promoters through registered sale deed &amp; Agreement to sell</b>		
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	746.64 Sq.yd Or (72.73 %) ---- 12 -----
XV)	Area under public purpose with %age	280 Sq.yd Or (27.27 %)
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, <b>Parking</b>	---- ---- ---- ---- ---- 280 Sq.yd Or (27.27 %)
XVII)	Area under roads with % age	280 Sq.yd Or (27.27 %)
XVIII)	Width of approach road	--
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	--
XX)	Mode of payment received	<b>Installment</b>
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount	Rs. 33280/- + 2,67,020/- Total 3,00,300/-
	In case of payment by D.D.No.	250102, 238072
	Dated	15.03.2014 26.12.14
		BANK OF BARODA, ICICI BANK

(D.A/Approved layout/Service plans)

  
**COMPETENT AUTHORITY**

<b>Total fee</b>	
Residential	-----
Commercial 1026.64 X 13000 X 6%	8,00,780.00
50 % Late Penalty	4,00,390.00
<b>Total</b>	<b>12,01,170.00</b>
Amount paid	3,00,300.00
Balance amount	9,00,870.00

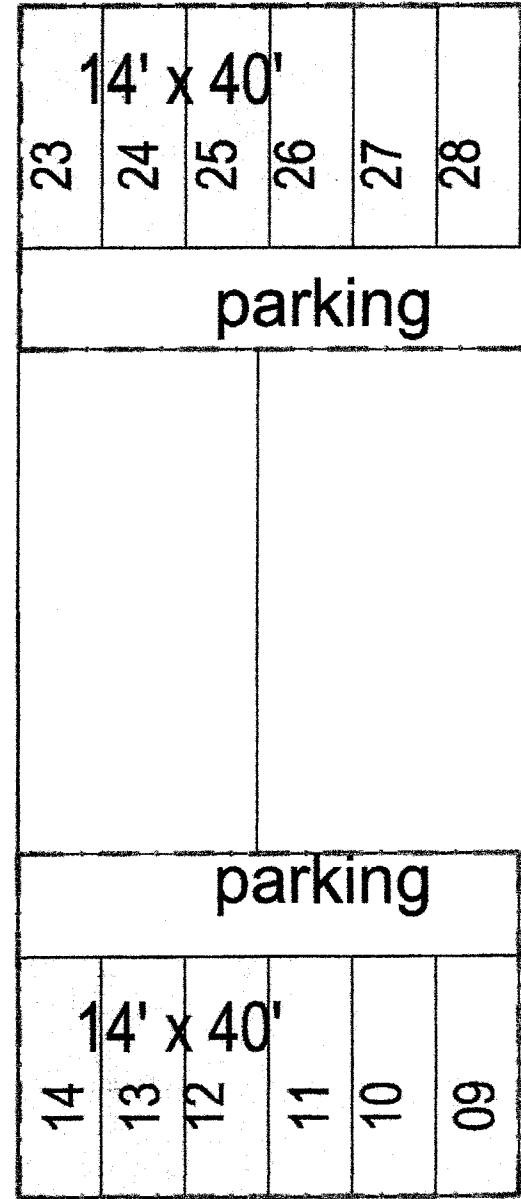
**PAYMENT SCHEDULE**

Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 <sup>st</sup> Installment with in 180 days from date of approval	3,00,290.00	54,052.00	3,54,342.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	3,00,290.00	36,035.00	3,36,325.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	3,00,290.00	18,017.00	3,18,307.00	
	<b>Total</b>	9,00,870.00	1,08,104.00	10,08,974.00	

- 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**

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.



**SITE PLAN** ( AREA = 0.21 Acds. )

60' WIDE ROAD

NAVAL MARKET parking

NAVAL MARKET parking

BOOTH NO.	SIZE	NO.	AREA IN SQ.YDS
9-14	14' X 40'	12	62.22X12=746.64 SQ.YDS.
23-28			

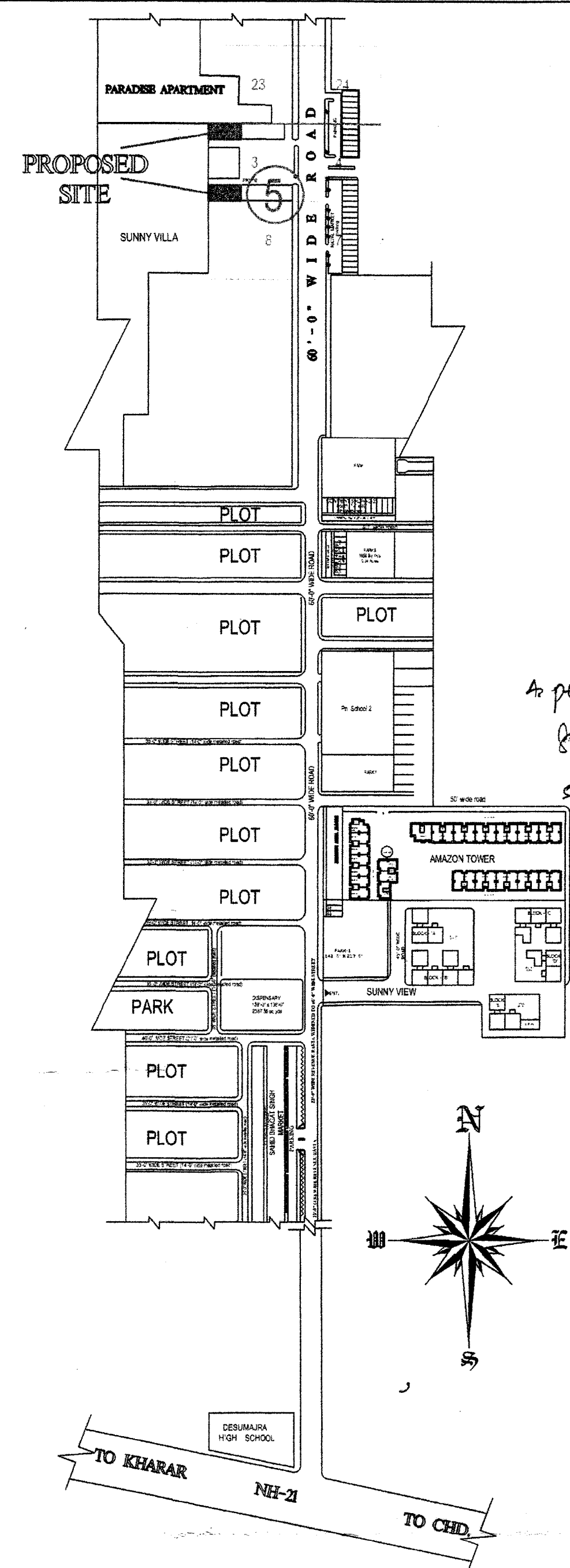
**AREA DETAILS**

TOTAL PLOT AREA  
= 1026.64 SQ.YDS. (0.21 ACDS.)

AREA UNDER PLOTS  
= 746.64 SQ.YDS. (0.15 ACDS.)--72.73%

AREA UNDER SOLD PLOTS  
= 746.64 SQ.YDS. (0.15 ACDS.)--100%

AREA UNDER PARKING  
= 280 SQ.YDS. (0.06 ACDS.)--27.27



**KEY PLAN WITH REVENUE**

PROPOSED LAYOUT PLAN OF  
"GRAND PLAZA - II", FOR  
BAJWA DEVELOPERS LTD. IN  
SUNNY ENCLAVE,  
RAKBA :- DESUMAJRA  
TEH. :- KHARAR,  
DISTT. :- S.A.S. NAGAR.

**LEGEND**

- SOLD PLOTS
- UNSOLD PLOTS
- BOUNDRY
- GREEN
- ROADS & PARKING

**OFFICE USE**

*As per field report of B.D. Mehta*  
07.8.14  
*[Signature]*

OWNER  
Bajwa Developers Limited

(J.S. Bajwa)  
Managing Director

ARCHITECT

*[Signature]*