

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/ 178  
Dated 26.9.14

With reference to your application 295307 dated 31.01.2014 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	GREEN VALLEY
IV)	Location (Village with H.B No)	Village JHUNGIAN, H.B. -184
V)	Total area of colony in acres	0.209 Acre or 1012 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.209 Acre ( 1012 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	Nil
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	Nil
IX)	No of Plots saleable as per layout plan.	8
(X)	Khasra No.	Khata no. 119/20, khasra no. 16//16(1-9),17(1-15),24/2(0-16), 29/1(1-9), 29/2(1-16), 29/3(1-9), 29/4(3-17), 24/3(1-3),25/1(5-4), 25//5/2(0-3),Kite 10 area 19 Kanal 11 Marle
XI)	Type of colony (resi./ind./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 promoter		
<b>(A) Detail of land Purchased by the promoters</b>		
Sr. No.	Registered sale deed Area/Khasra No/ Date & Number	Registered Agreement Area/Khasra no/Date & Number <b>Total area to sellk</b>

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	1012 Sq.yd Or (100 %)
	a) No of residential plots	8
	b) No of commercial plots/ shops	----
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	-----
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	----
XVIII)	Width of approach road	35'
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. 15,030/- +	22,541/- Total 37571/-
	In case of payment by D.D.No. 000841 ,	000513
	Dated 31.01.2014	25.9.14
	HDFC Bank	

(D.A/Approved layout/Service plans)

  
**COMPETENT AUTHORITY**

<b>Total fee</b>	
Residential 1012 X 4950 X 2%	1,00,188.00
Commercial	-----
50 % Late Penalty	50,094.00
<b>Total</b>	<b>1,50,282.00</b>
Amount paid	37,571.00
Balance amount	1,12,711.00

**PAYMENT SCHEDULE**

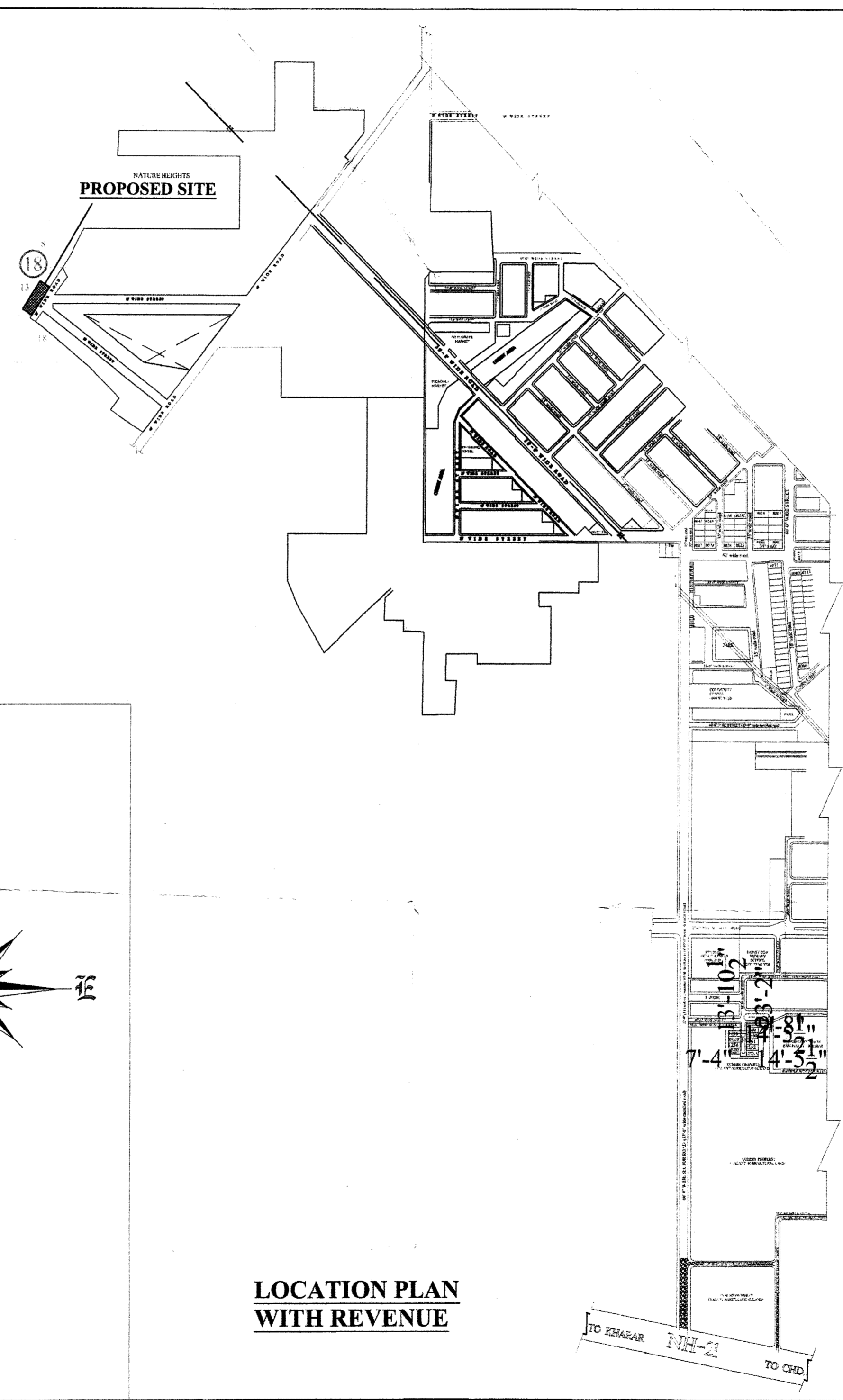
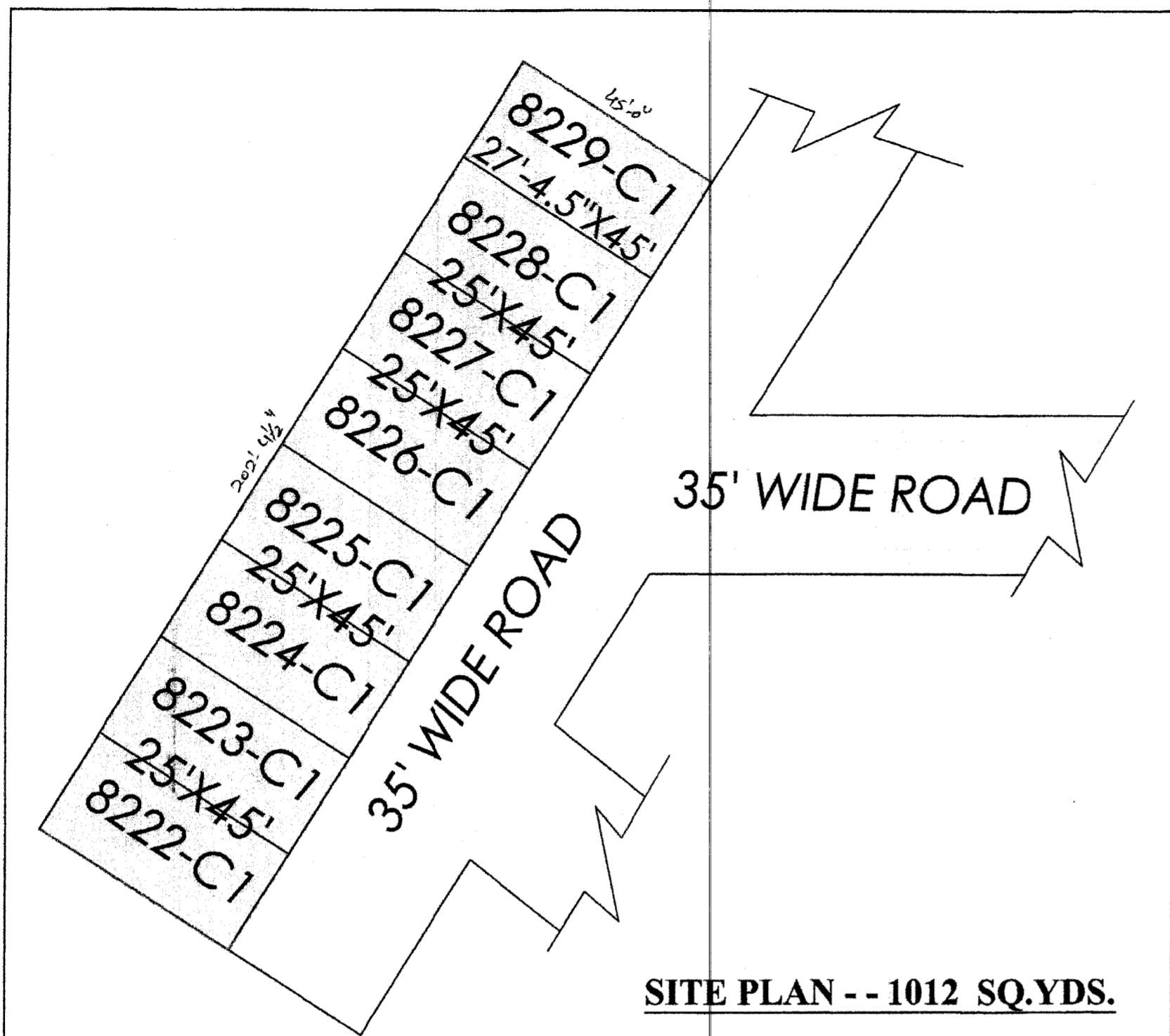
S. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 <sup>st</sup> Installment with in 180 days from date of approval	37,570.00	6,762.00	44,332.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	37,570.00	4,508.00	42,078.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	37,571.00	2,254.00	39,825.00	
	<b>Total</b>	1,12,711.00	13,524.00	1,26,235.00	

- 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.

*received  
 Puh (B-1)*



**PROPOSED LAYOUT PLAN**  
**OF "GREEN VALLEY", IN**  
**SUNNY ENCLAVE,**  
**RAKBA :- JHUNGIAN,**  
**TEH. :- KHARAR,**  
**DISTT. :- S.A.S.NAGAR.**

**LEGEND**

	SOLD PLOTS
	UNSOLD PLOTS
	BOUNDRY
	GREEN
	ROADS & PARKING

**OFFICE USE**

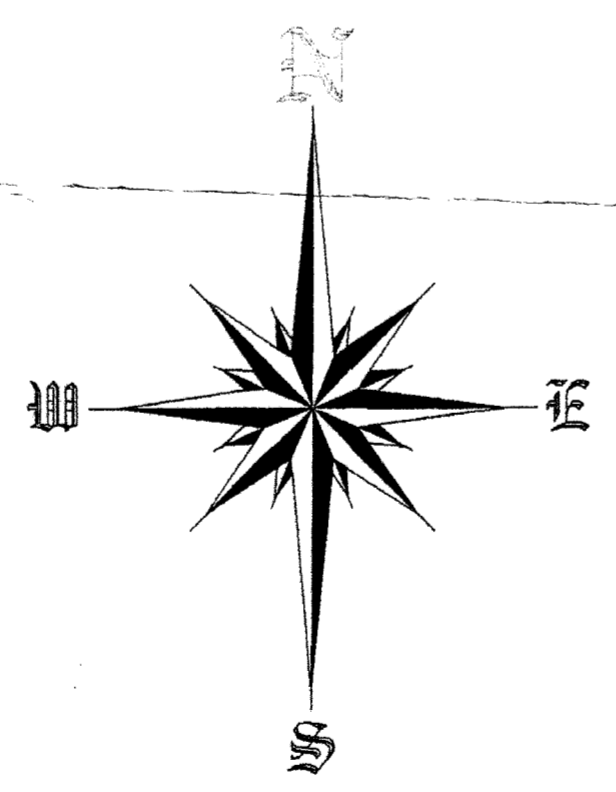
As per field report of Es me

*[Signature]* 23/6/14

*[Signature]* 23/6/14

**LIST OF PLOTS**

PLOT. NO.	SIZE	NO.	AREA IN SQ.YDS.
8222/C1-8228/C1	25' X 45'	7	125X7=875 SQ.YDS.
8229/C1	27'-4.5"X45'	1	137X7=137 SQ.YDS.
<b>TOTAL</b>			<b>1012 SQ.YDS.</b>



**AREA DETAILS**

**TOTAL PLOT AREA**  
 = 1012 SQ.YDS. ( 0.209 ACDS. )

**AREA UNDER PLOTS**  
 = 1012 SQ.YDS. ( 0.209 ACDS. )--100 %

**AREA UNDER SOLD PLOTS**  
 = 1012 SQ.YDS. ( 0.209 ACDS. )--100 %

**LOCATION PLAN WITH REVENUE**

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

**ARCHITECT**  
*Tanku.*