

From

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

To,

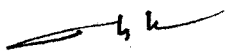
Sh. Bajwa Developers Ltd.
SCO No. 17-18 Sunny Enclave
Village Desumajra Teh Kharar
Distt. SAS Nagar (Pb.)
Through S. Jarnail Singh Bajwa (M.D.)

No. E.O/ 222

Dated 26/12/14

With reference to your application 278987 dated 14.12.2013 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	NEW GREEN MARKET
IV)	Location (Village with H.B No)	Village JHUNGIAN, H.B. -29
V)	Total area of colony in acres	0.902 Acre or 4365.68 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.234 Acre (1133.22 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.668 Acre Or (3232.46 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	Nil
IX)	No of Plots saleable as per layout plan.	34
(X)	Khasra No.	Khata no. 3/7, khasra no. 20//20(7-5)
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		
(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	1133.22 Sq.yd Or (25.95 %)
	a) No of residential plots	----
	b) No of commercial plots/ shops	34
	d) No of plots under any other saleable use	----
XV)	Area under public purpose with %age	3232.46 Sq.yd Or (74.05 %)
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, <u>Parking</u>	----
XVII)	Area under roads with % age	3232.46 (74.05%)
XVIII)	Width of approach road	50'
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. 1,62,076/- + 9,02,137/- Total 10,64,213/-	
	In case of payment by D.D.No. 003297, 238076 Dated 13.12.2013 26.12.14 ICICI BANK ICICI BANK	

(D.A/Approved layout/Service plans)

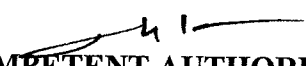

COMPETENT AUTHORITY

Total fee	
Residential	----
Commercial 4366 X 13000 X 6%	34,05,480.00
25 % Late Penalty	8,51,370.00
Total	42,56,850.00
Amount paid	10,64,213.00
Balance amount	31,92,637.00

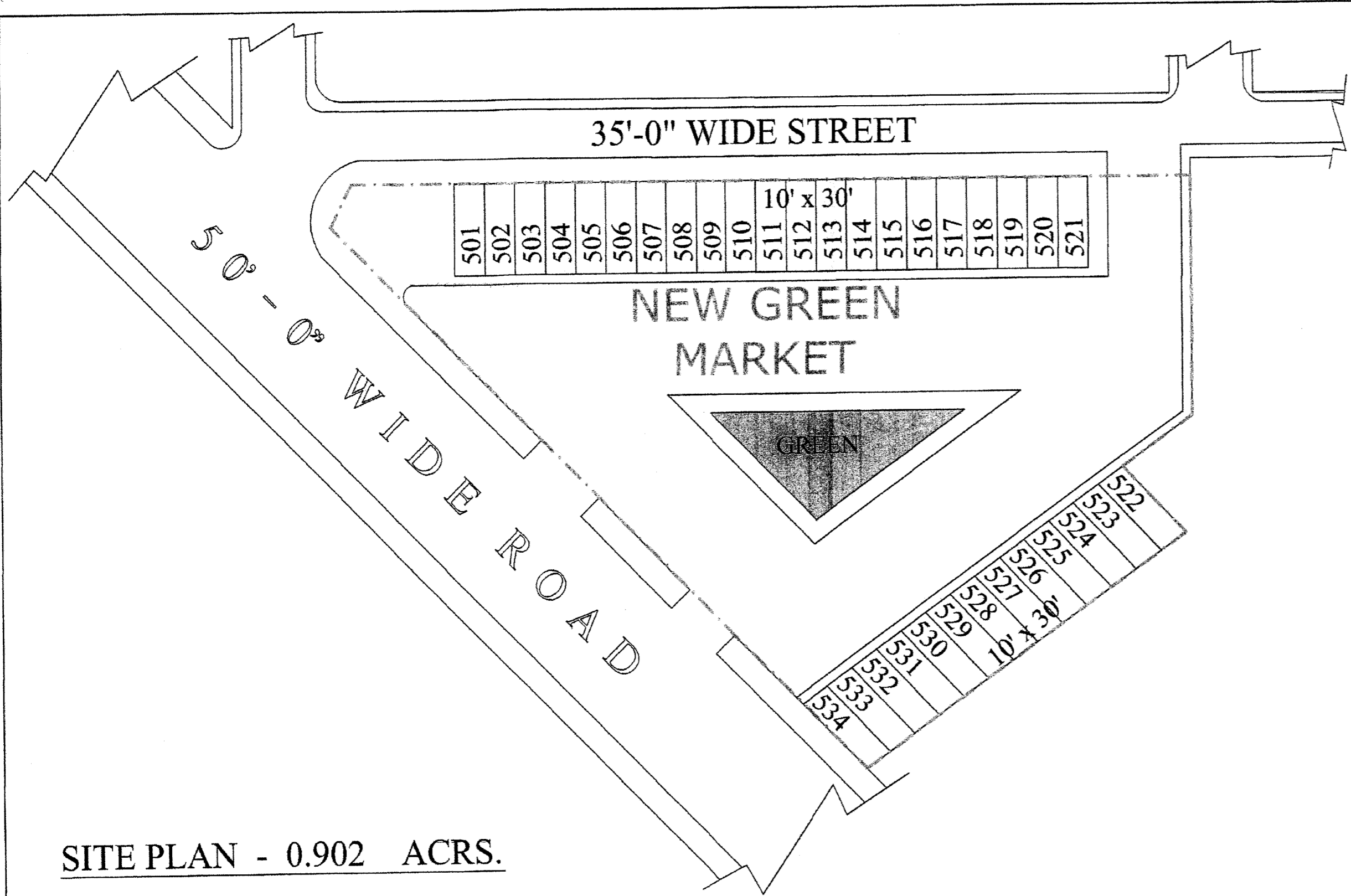
PAYMENT SCHEDULE

S. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 st Installment with in 180 days from date of approval	10,64,213.00	1,91,559.00	12,55,772.00	
2	2 nd Installment with in 360 days from date of approval	10,64,212.00	1,27,706.00	11,91,918.00	
3	3 rd Installment with in 540 days from date of approval	10,64,212.00	63,853.00	11,28,065.00	
	Total	31,92,637.00	3,83,118.00	35,75,755.00	

- 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 - 0.902 ACRS.

BOOTH	SIZE	NO.	AREA
501-521---	10'-0" X 30'-0"-----	21---	699.93 SQ.YDS.
522-534----	10'-0" X 30'-0"-----	13---	433.29 SQ.YDS.
TOTAL			1133.22 SQ.YDS.

AREA DETAILS

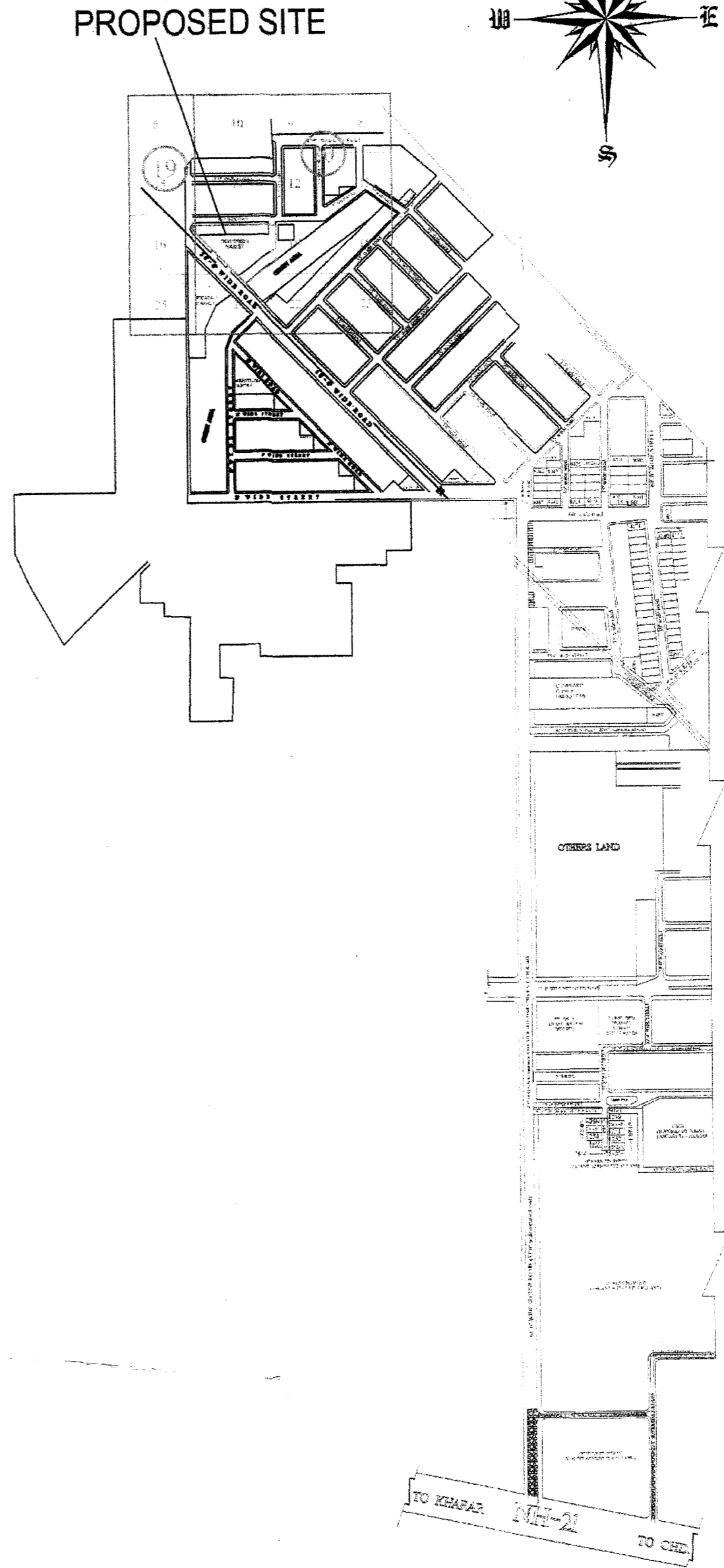
TOTAL PLOT AREA
= 4365.68 SQ.YDS. (0.902 ACDS.)

AREA UNDER PLOTS
= 1133.22 SQ.YDS (0.23 ACDS.)-25.95 %

AREA UNDER SOLD PLOTS
= 1133.22 SQ.YDS (0.23 ACDS.)-100 %

AREA UNDER PARKINGS
= 3066.74 SQ.YDS (0.63 ACDS.) -70.24 %

AREA UNDER GREEN
= 165.72 SQ.YDS -3.79 %



KEY PLAN WITH REVANUE

PROPOSED LAYOUT PLAN OF
"NEW GREEN MARKET", FOR
BAJWA DEVELOPERS LTD. IN
SUNNY ENCLAVE,
RAKBA :- JHUNGLIAN,
TEH. :- KHARAR,
DISTT. :- S.A.S. NAGAR.

LEGEND

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

OFFICE USE

As per field report of EoM

 SEP 20.6.14

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

ARCHITECT