

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/ 228
Dated 29-12-14

With reference to your application 268925 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	STAR CITY
IV)	Location (Village with H.B No)	Village DESUMAJRA-FATEHULAPUR, H.B. 30-31
V)	Total area of colony in acres	16.32 Acre or 78988.80 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	10.44 Acre (50543.48 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	5.88 Acre Or (28445.32 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	Nil
IX)	No of Plots saleable as per layout plan.	253
(X)	Khasra No.	Khata no. 106/148, khasra no. 9//16/3(2-16), 24/2(3-17), 10//20/3(1-19), 21/1(2-8), 15//1(6-3), 10/2(1-14), 11(0-5), kite 7 area 19 kanal 2 marle Khata no. 246/311, khasra no. 9//25(7-12), 16//5(7- 4) kite 2 area 14 kanal 16 marle & Khata no. 106/148, khasra no. 9//16/3(2-16), 24/2(3-17), 10//20/3(1-19), 21/1(2-8), 15//1(6-3), 10/2(1-14), 11(0-5), kite 7 area 19 kanal 2 marle khata no. 20/35, khasra no. 10//10/3(2-9), 11(8-0), 2/2(1-11), kite 3 area 12 kanal 0 marle & khata no. 213/223, khasra no. 9//16/2(4-13),Khata no. 26/34, khasra no. 16//1(4-0), 2(8-0), 3/1(2-13), 4/2(6-16) kite 4 area 21 kanal 9 marle,Khata no. 101/143, khasra no. 10//20/1(4-10), 29(0-9), kite 2 area 4 kanal 19 marle Khata no. 344/387, khasra no. 10//23/1(1-7),Khata no. 48/65, khasra no. 9//29(0-7), 16//2/2/2(4-13) kite 2 area 5 kanal 0 marle & khata no. 50/67, khasra no. 9//11/2(4-0), 13/1(3-14), 18/2(3-19) kite 3 area 11

		kanal 13marle & Khata no. 68/86, khasra no. 9//11/2(4-0), 13/1(3-14), 18/2(3-19) kite 3 ara 11 kanal 13 marle & khata no. 338/381, khasra no. 9//13/2(4-0), 14/1(2-8), 17/2(2-8) kite 3 area 8 kanal 16 marle, Khata no. 74/92, khasra no. 9//18/1(4-0) & khata no. 338/381, khasra no. 9//13/2(4-0), 14/1(2-8), 17/2(2-8) kite 3 area 8 kanal 16 marle
XI)	Type of colony (resi./ind./comm.)	Commercial & 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		
(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	50543.48 Sq.yd Or (63.99 %) 235 18 -----
XV)	Area under public purpose with %age	28445.32 Sq.yd Or (36.01 %)
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,	----- 4877.06 Sq. Yds.(6.18%) 4229.16 Sq. Yds.(5.35%) ----- ----- ----- -----
XVII)	Area under roads ,Parking with % age	19339.1 (24.48%)
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

hiv

XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount Rs. 9,89,864/- + 16,92,208/- Total 26,82,072/-	
	In case of payment by D.D.No.	003201, 066490
	Dated	06.12.2013 29.12.14
		HDFC BANK - do -

(D.A/Approved layout/Service plans)

COMPETENT AUTHORITY

Total fee	
Residential 77869 X 4950 X 2%	77,09,031.00
Commercial 1120 X 13000 X 6%	8,73,600.00
25 % Late Penalty	21,45,658.00
Total	1,07,28,289/-
Amount paid	26,82,072.00
Balance amount	80,46,217.00

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	26,82,072.00	4,82,772.00	31,64,844.00	
2	2 nd Installment with in 360 days from date of approval	26,82,072.00	3,21,848.00	30,03,920.00	
3	3 rd Installment with in 540 days from date of approval	26,82,073.00	1,60,924.00	28,42,997.00	
	Total	80,46,217.00	9,65,544.00	90,11,761.00	

- 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.

PROPOSED LAYOUT PLAN OF
"STAR CITY"
 FOR BAJWA DEVELOPERS LTD.
 IN SUNNY ENCLAVE,
 RAKBA :-
 DESUMAJRA / FATEHULLAPUR,
 TEH. :- KHARAR,
 DISTT. :- S.A.S.NAGAR.

OFFICE USE

As per field report of EoMC

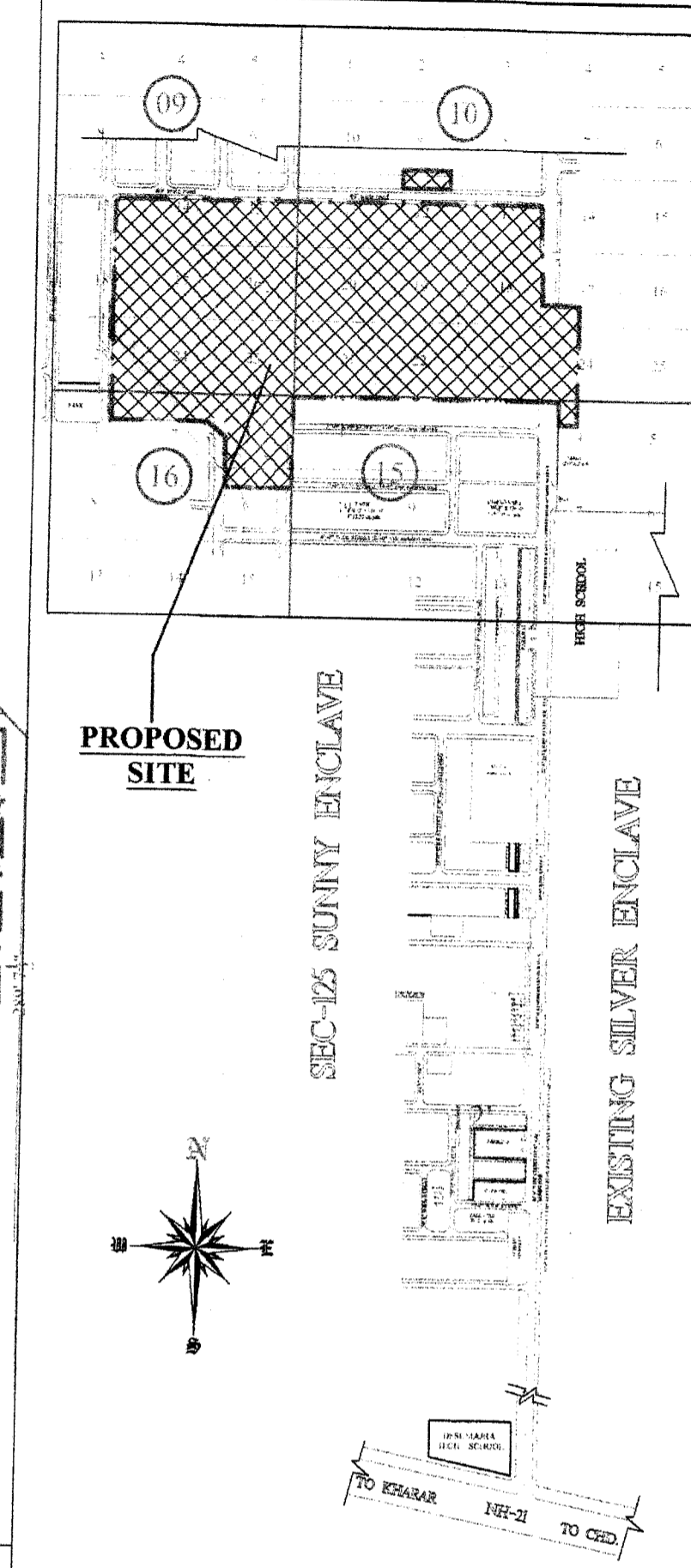
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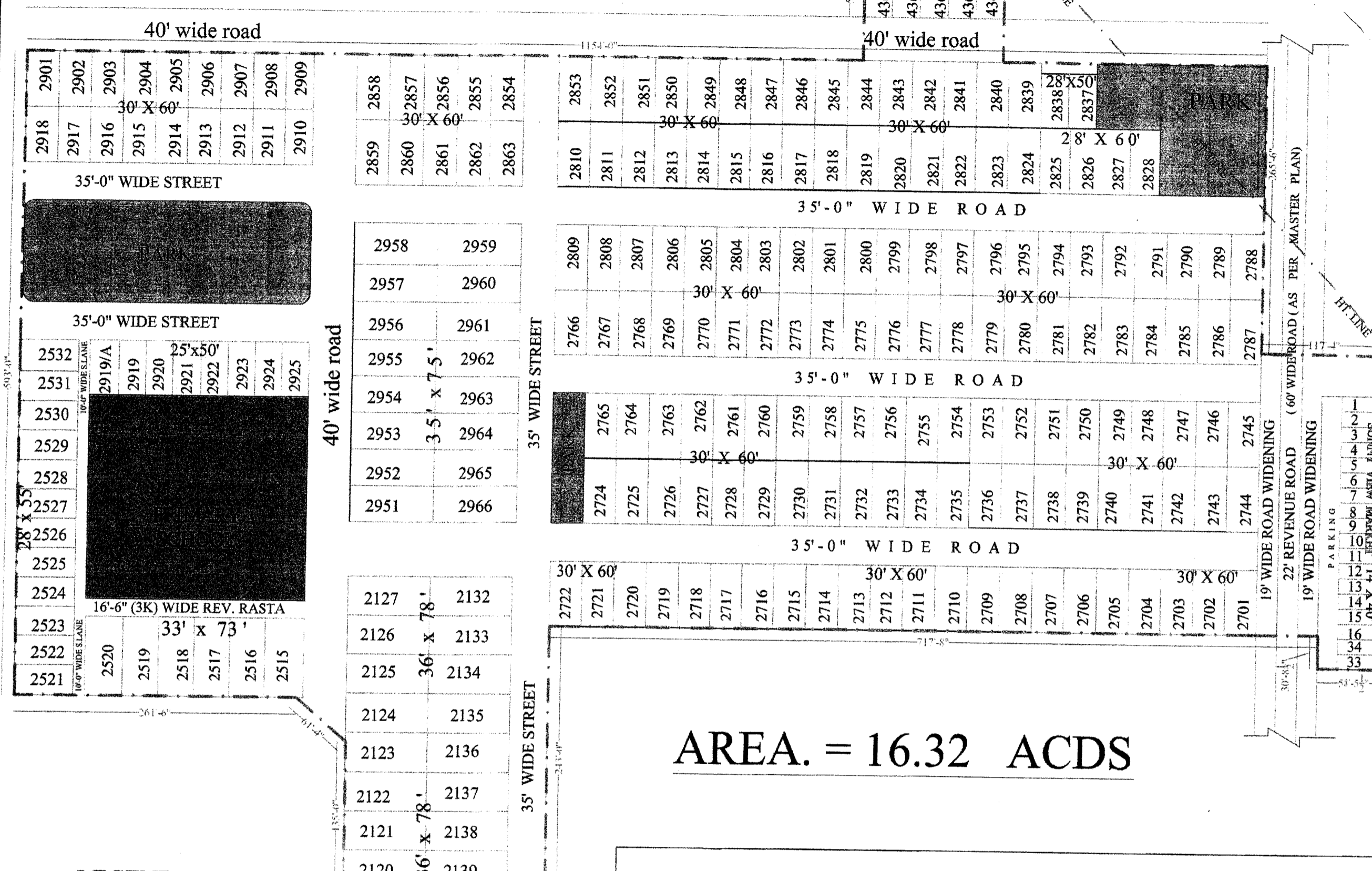
OWNER
(Signature)
 Managing Director

ARCHITECT
(Signature)



LOCATION PLAN WITH REVENUE

Sl. No.	Plot No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.	
1	4365/A-4365/E	27'-0"x50'-0"	150	5	750	
2	2120-2127,2132-	36'-0"x78'-0"	312	16	4992	
3	2515-2520	33'-0"x73'-0"	267.66	6	1605.96	
4	2521-2532	28'-0"x55'-0"	171.11	12	2053.32	
5	2701-2722, 2724-2744, 2745-2765	30'-0"x60'-0"	200	64	12800	
6	2766-2787, 2788-2809,	30'-0"x60'-0"	200	44	8800	
7	2810-2823	30'-0"x60'-0"	200	14	2800	
8	2824-2828,	28'-0"x60'-0"	186.66	5	933.3	
9	2837-2838	28'-0"x50'-0"	155.55	2	311.1	
10	2839-2853	30'-0"x60'-0"	200	15	3000	
11	2854-2858, 2859-	30'-0"x60'-0"	200	10	2000	
12	2901-2909, 2910-	30'-0"x60'-0"	200	18	3600	
13	2919/A, 2919-2925	25'-0"x50'-0"	138.89	8	1111.12	
14	2951-2958, 2959-	35'-0"x75'-0"	291.67	16	4666.72	
15	SUNNY VIEW MKT. 1-16, 33, 34		62.22	18	1119.96	
TOTAL					253	50543.48



AREA. = 16.32 ACDS

AREA DETAILS	
TOTAL PLOT AREA	= 78988.8 SQ.YDS. (16.32 ACDS.)
AREA UNDER PLOTS	= 50543.48 SQ.YDS. (10.44 ACDS.)--63.99 %
AREA UNDER SOLD PLOTS	= 50543.48 SQ.YDS. (10.44 ACDS.)--100%
AREA UNDER SCHOOL SITE	= 4229.16 SQ.YDS. (0.87 ACDS.)--5.35%
AREA UNDER PARKINGS & ROAD WIDNING	= 19339.1 SQ.YDS. (3.99 ACDS.)--24.48 %
AREA UNDER GREEN	= 4877.06 SQ.YDS. (1 ACDS.)-- 6.18 %

LEGEND

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