

From

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

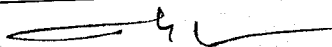
To,

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/ 167  
Dated 2/8/14

With reference to your application 278678 dated 28.12.2013 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	GREEN MARKET
IV)	Location (Village with H.B No)	Village JHUNGIAN, H.B. -29
V)	Total area of colony in acres	0.277 Acre or 1340.68 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.145 Acre ( 700 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.132 Acre Or ( 640.68 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	Nil
IX)	No of Plots saleable as per layout plan.	25
(X)	Khasra No.	Khata no.103/123, khasra no. 15// 23/2(5-16), 24/1(0-16) 20//3/2/2(3-14) ,3/3(1-12), 3/4(0-6), 4/1(0-16)
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. No.	Registered sale deed Area/Khasra No/ Date & Number	<b>Registered Agreement</b> Area/Khasra no/Date & Number <b>Total</b> <b>area to sellk</b>



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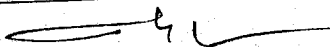
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**As per Annexure attached (A)**

<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

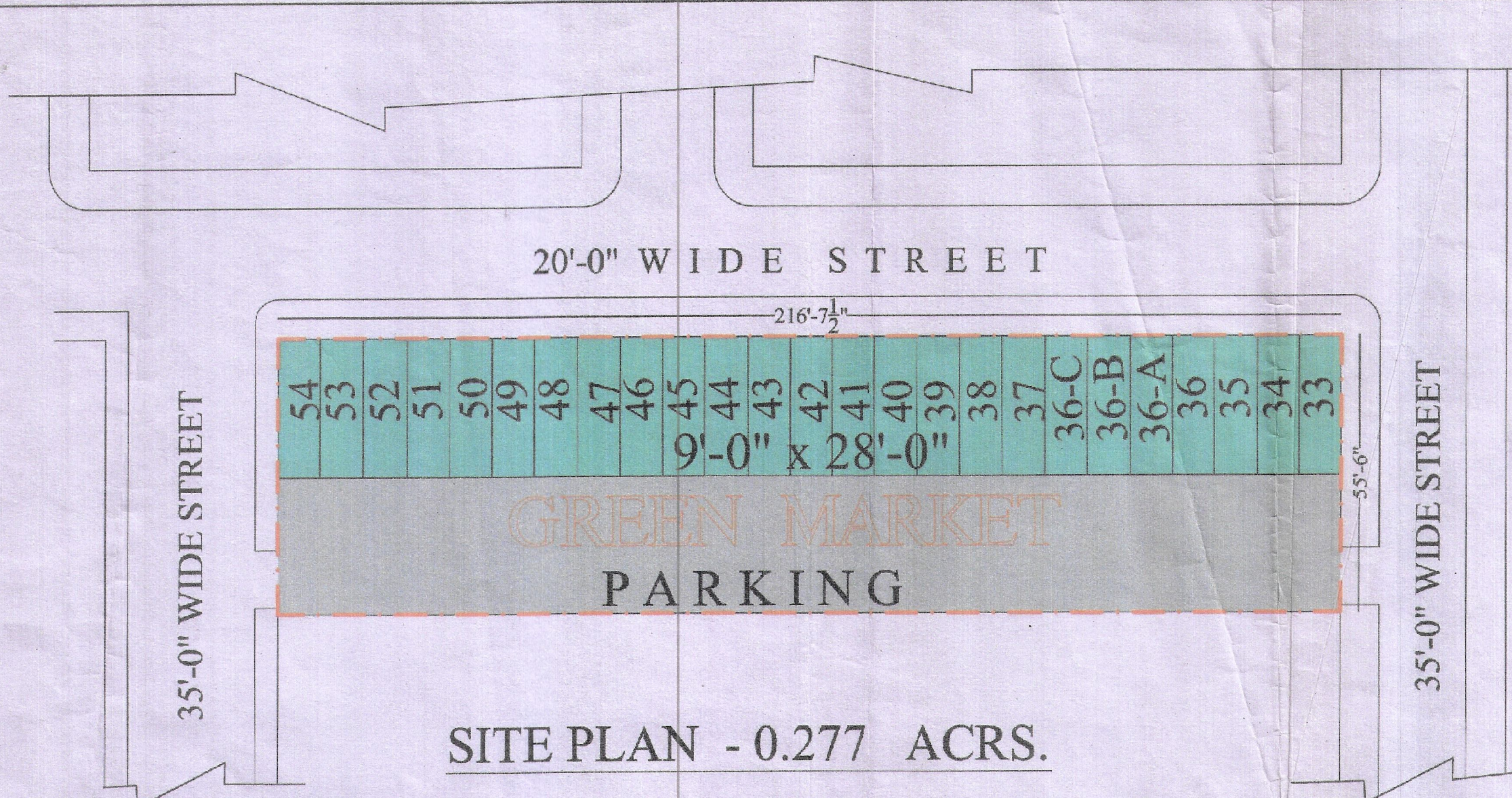
**As per Annexure attached (B)**

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	700 Sq.yd Or (52.21 %) ---- 25 -----
XV)	Area under public purpose with %age	640.68 Sq.yd Or (47.79 %)
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	640.68 Sq.yd Or (47.79 %)
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. 49,773/- +	2,77,096/- Total 3,26,869/-
	In case of payment by D.D.No.	248115, 064918
	Dated	15.11.2013 09.07.2014 ICICI BANK HDFC Bank

(D.A/Approved layout/Service plans)

  
**COMPETENT AUTHORITY**

<b>Total fee</b>	
Residential	-----
Commercial 1341 X 13000 X 6%	10,45,980.00
25 % Late Penalty	2,61,495.00
Total	13,07,475.00
Amount paid	3,26,869.00
Balance amount	9,80,606.00



BOOTH NO.	SIZE	NO.	AREA IN SQ.YDS.
33 - 36,36/A,36/B,36/C	9'-0" X 28'-0"	07X28	196 SQ.YDS.
37 - 54	9'-0" X 28'-0"	18X28	504 SQ.YDS.
<b>TOTAL</b>			<b>700 SQ.YDS.</b>

**AREA DETAILS**

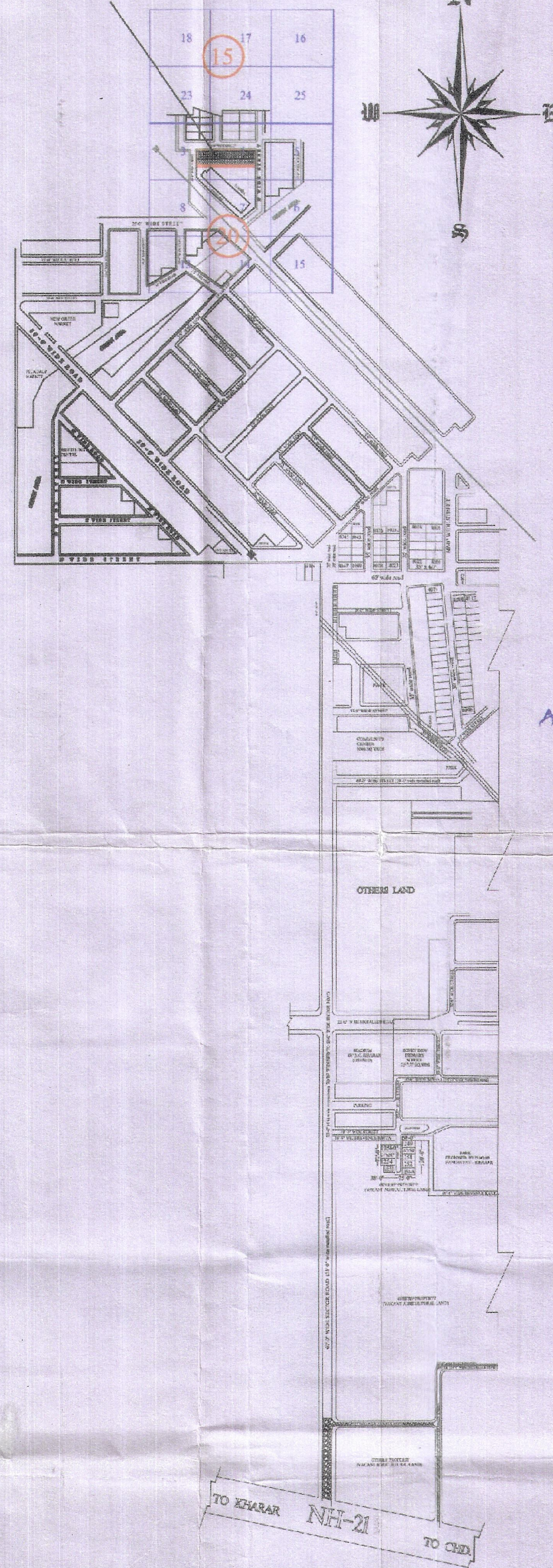
**TOTAL PLOT AREA**  
= 1340.68 SQ.YDS. (0.277 ACDS.)

**AREA UNDER PLOTS**  
= 700 SQ.YDS (0.15 ACDS.)-52.21 %

**AREA UNDER SOLD PLOTS**  
= 700 SQ.YDS (0.15 ACDS.)-100 %

**AREA UNDER PARKINGS**  
= 640.68 SQ.YDS (0.13 ACDS.)-47.79 %

PROPOSED SITE



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

**LEGEND**

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

OFFICE USE

*As per field report of Eo MC*

*[Signatures]*

23.6.14

OWNER  
For Bajwa Developers Limited  
I.S. Bajwa  
Managing Director

ARCHITECT  
*[Signature]*

KEY PLAN WITH REVANUE