

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/ 165
Dated 7-8-14

With reference to your application 278671 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 Distt. SAS Nagar (Pb.) Through S. Jarnail Singh Bajwa (M.D.)
II)	Fathers Name	HAYAT MARKET
III)	Name of the Colony	Village JHUNGIAN, H.B. -29
IV)	Location (Village with H.B No)	0.84 Acre or 4065.60 Sq.Yd
V)	Total area of colony in acres	0.42 Acre (2053.26 Sq. Yrd.)
VI)	Area Sold (Acre-Kanal- Marla)	0.42 Acre Or (2012.24 Sq.yd)
VII)	Area under common purpose (Acre-Kanal-Marla)	Nil
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	33
IX)	No of Plots saleable as per layout plan.	Khata no. 25/34, khasra no. 19//1(8-0), 8/2(5-2), 9(8-0), 10(8-0), 11/2/2(2-5), 12/1/1(1-9), 20/1/2(3- 2), 19/3/2(1-14) kite 8 area 37 kanal 12 marle & ,Khata no. 123/147, khasra no. 19//2/1(3-12), 16//21/2(4-9), 22/2(2-0), 17//25/2(3-6), 19//11/1(5- 15), 12/1/2(5-18), 13/1(0-17), 19/3/1(0-6) kite 8 area 26 kanal 3 marle, Khata no. 53/67, khasra no. 19//12/2(0-4), 13/2(1-3), 13/3(0-8), 18/2(3-0), 19/1(2-3), 19/2/1(1-11) kite 6 area 8 kanal 9 marle, Khata no. 53/67, Khasra no. 19//12/2(0-4), 13/2(1- 3), 13/3(0-8), 18/2(3-0), 19/1 (2-3), 19/2(2-5) kite 6 area 9 kanal 3 marle, Khata no. 89/105, khasra no. 19//13/4/2(0-12), 13/5/2(0-19), 13/6/1(0-11),
(X)	Khasra No.	

		8/1/2(0-11), 18/1/1(1-6), 13/4/1/2(0-12), 13/5/1/2 (0-18), 13/6/2/2(0-13), 18/1/2/1(1-8), 8/1/1/2(0-10) kite 10 area 8 kanal 0 marle, Khata no. 23/31, 32, khasra no. 19//20/1/1/1(0-18), 18//5(7-6), 6(8-0), 7(2-4), 14(4-7), 15(8-0), 16/1(3-16), 17(0-6) kite 8 area 34 kanal 17 marle &, Khata no. 25/34, 35 khasra no. 19//1(8-0), 8/2(5-2), 9(8-0), 10(8-0) kite 4 area 29 kanal 2 marle & khasra no. 19//11/2(2-5), 12/1/1(1-9), 20/1/2(3-2), 19/3/2(1-14), kite 4 area 8 kanal 10 marle & Khata no. 123/147, khasra no. 19//2/1(3-12), 16//21/2(4-9), 22/2(2-0), 17//25/2(3-6), 19//11/1(5-15), 12/1/2(5-18), 13/1(0-17), 19/3/1(0-6) kite 8 area 26 kanal 3 marle
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 a) No of residential plots b) No of commercial plots/ shops d) No of plots under any other saleable use	2053.26 Sq.yd Or (50.50 %) ---- 33 -----
XV)	Area under public purpose with %age	2012.34 Sq.yd Or (49.50 %)
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	2012.34 (49.50%)

— 4 —

XVIII)	Width of approach road	22'
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. 1,50,952/- + 8,40,136/- Total 9,91,088/- In case of payment by D.D.No. 248116 , 064916 Dated 15.11.2013 09.07.2014 ICICI BANK HDFC Bank		

(D.A/Approved layout/Service plans)

COMPETENT AUTHORITY

Total fee	
Residential	-----
Commercial 4066 X 13000 X 6%	31,74,480.00
25 % Late Penalty	7,92,708.00
Total	39,64,350.00
Amount paid	9,91,088.00
Balance amount	29,73,262.00

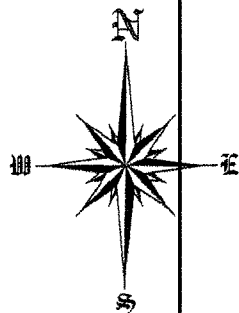
PAYMENT SCHEDULE

S. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 st Installment with in 180 days from date of approval	9,91,087.00	1,78,395.00	11,69,482.00	
2	2 nd Installment with in 360 days from date of approval	9,91,087.00	1,18,930.00	11,10,017.00	
3	3 rd Installment with in 540 days from date of approval	9,91,088.00	59,465.00	10,50,553.00	
	Total	29,73,262.00	3,56,790.00	33,30,052.00	

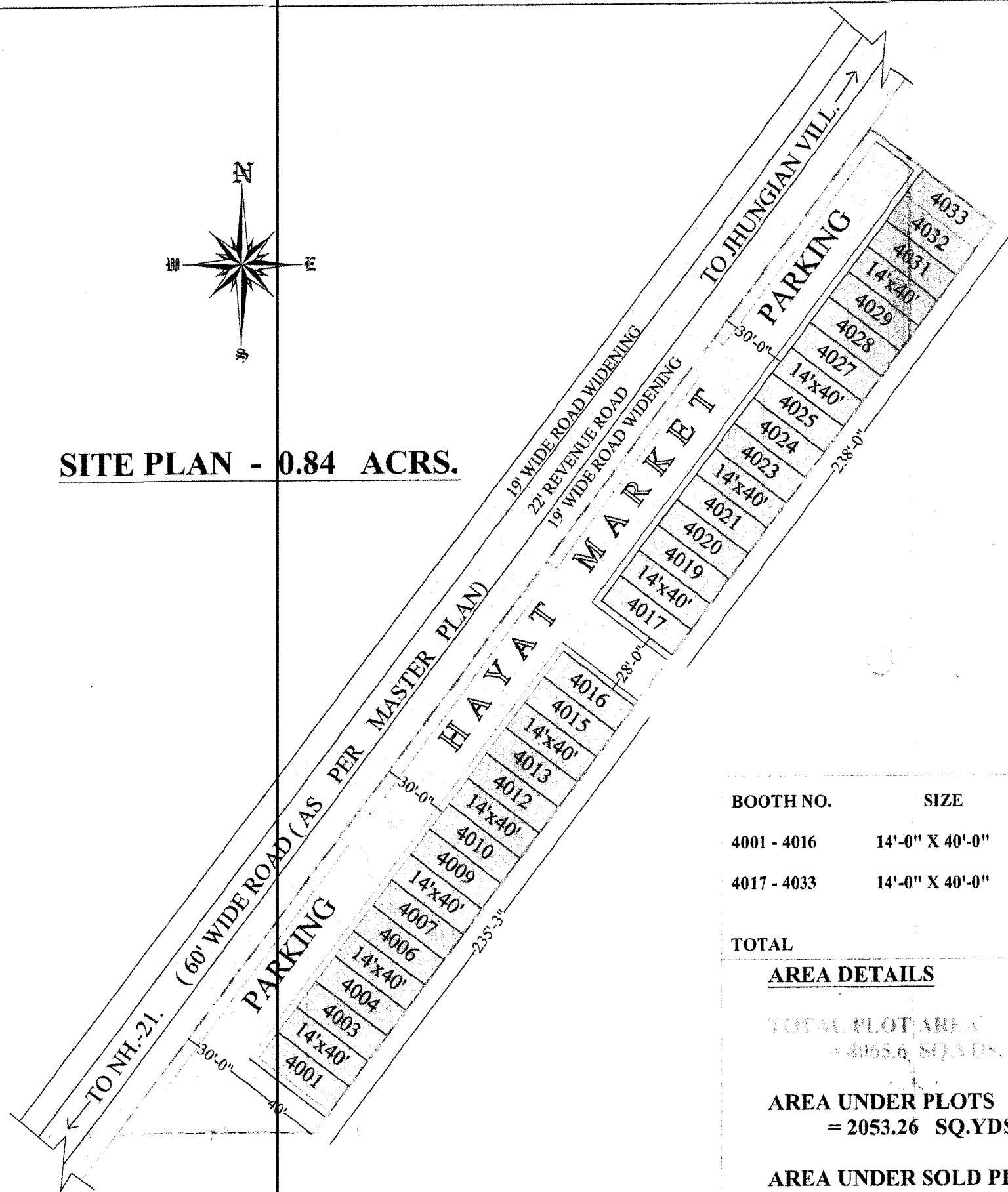
- Note :- 1) No Separate notice shall be issued for the payment of installments.
 2) If the payment of installments not deposited within the stipulated period the Regularization Certificate granted shall be liable to be withdrawn.
 3) This Regularization Certificate is granted subject to the decision 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

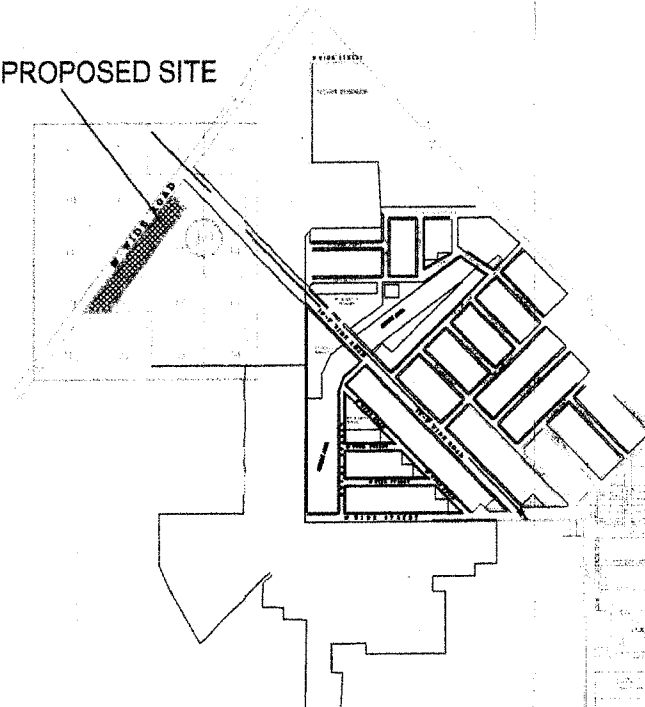
This Certificate is subject to the verification of the information and the bank draft Submitted by the applicant. If any information provided by the applicant is found false/ Incorrect At any stage, the compounding of the offence shall stand with drawn and penal action against the Applicant shall be initiated.



SITE PLAN - 0.84 ACRS.



PROPOSED SITE



BOOTH NO.	SIZE	NO.	AREA
4001 - 4016	14'-0" X 40'-0"	16	995.52 SQ.YDS.
4017 - 4033	14'-0" X 40'-0"	17	1057.74 SQ.YDS.
TOTAL			2053.26 SQ.YDS.

AREA DETAILS

TOTAL PLOT AREA
= 2065.6 SQ.YDS. (0.48 ACDS.)

AREA UNDER PLOTS
= 2053.26 SQ.YDS (0.42 ACDS.)-50.50 %

AREA UNDER SOLD PLOTS
= 2053.26 SQ.YDS (0.42 ACDS.)-100 %

AREA UNDER PARKINGS
= 2012.34 SQ.YDS (0.41 ACDS.)

(49.5%)

**KEY PLAN WITH
REVANUE**

PROPOSED LAYOUT PLAN OF
"HAYAT MARKET" , FOR
BAJWA DEVELOPERS LTD. IN
SUNNY ENCLAVE,
RAKBA :- JHUNGHAN,
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

SEP 23.6.14

2016/11/10

Home

OWNER
For Bajwa Developers Limited

J.S. Bajwa
Managing Director

ARCHITECT

FINAL