

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/ 229
Dated 29-12-14

With reference to your application 268994 dated 13.12.2013 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	Highway Plaza
IV)	Location (Village with H.B No)	Village Jhungian H.B. -29
V)	Total area of colony in acres	2.01 Acre or 9770.75 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.656 Acre (3173.22 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	1.36 Acre Or (6597.53 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	Nil
IX)	No of Plots saleable as per layout plan.	51
(X)	Khasra No.	Khata no. 1/1, khasra no. 8/1(7-4), 2(8-0), 4/1(2-16) kite 4 area 26 kanal 0 M, Khata no. 35/50, khasra no. 8//4/2(5-4), 5(8-0) kite 2 area 13 kanal 4 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 sell

Competent Authority
Cum-Deputy Director
PATIALA

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
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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	3173.22 Sq.yd Or (32.48 %) ---- 51 -----
XV)	Area under public purpose with %age	6597.53 Sq.yd Or (67.52 %)
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	---- 580.80 Sq. Yds. (5.95%) ---- ---- ---- ---- ----
XVII)	Area under roads with % age	6016.73 (61.57%)
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
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount	Rs. 3,62,740/- + 20,18,941 /- Total 23.81,681/-
	In case of payment by D.D.No.	003293, 066492
	Dated	13.12.2013 29.12.14
		HDFC BANK HDFC BANK

(D.A/Approved layout/Service plans)

COMPETENT AUTHORITY

Total fee	
Residential	-----
Commercial 9771 X 13000 X 6%	76,21,380.00
25 % Late Penalty	19,05,345.00
Total	95,26,725.00
Amount paid	23,81,681.00
Balance amount	71,45,044.00

As per Annexure attached (A)

(B) Detail of plots sold by the promoters through registered sale deed & Agreement to sell		
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PAYMENT SCHEDULE

Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 st Installment with in 180 days from date of approval	23,81,681.00	4,28,703.00	28,10,384.00	
2	2 nd Installment with in 360 days from date of approval	23,81,681.00	2,85,802.00	26,67,483.00	
3	3 rd Installment with in 540 days from date of approval	23,81,682.00	1,42,901.00	25,24,583.00	
	Total	71,45,044.00	8,57,406.00	80,02,450.00	

- 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.

