

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/ 168
Dated 21/2/14

With reference to your application 278682 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	
III)	Name of the Colony	MEGA MARKET
IV)	Location (Village with H.B No)	Village Desumajra/ Fatehullapur, H.B. -31
V)	Total area of colony in acres	0.823 Acre or 3983.32 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.309 Acre (1493.28 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.514 Acre Or (2490.04 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	Nil
IX)	No of Plots saleable as per layout plan.	24
(X)	Khasra No.	Khata no. 349/379 & 370/400, khasra no. 11//6/1(4- 0), 15/2(4-0), 12//1/2/2(1-14), 10(8-0), 26(0-10) kite 5 area 18 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 sellk

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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	1493.28 Sq.yd Or (37.49 %)
	a) No of residential plots	----
	b) No of commercial plots/ shops	24
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	2490.04 Sq.yd Or (62.51 %)
XVI)	Public facilities provides in the colony if any	----
	A) No of parks/ open spaces with area	600 (15.06%)
	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, Reserve	279.23 (7%)
XVII)	Area under roads with %age	161.81 Sq.yd Or (40.45 %)
XVIII)	Width of approach road	60"
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	60'
XX)	Mode of payment received	Installment
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount Rs. 1,47,881/- + 8,23,054/- Total 9,70,935/-	
	In case of payment by D.D.No. 248117, 064916	
	Dated 15.11.2013 09.7.2014	
	ICICI BANK HDFC Bank	

(D.A/Approved layout/Service plans)


COMPETENT AUTHORITY

Total fee	
Residential	-----
Commercial 3983.32 X 13000 X 6%	31,06,990.00
25 % Late Penalty	7,76,748.00
Total	38,83,738.00
Amount paid	9,70,935.00
Balance amount	29,12,803.00

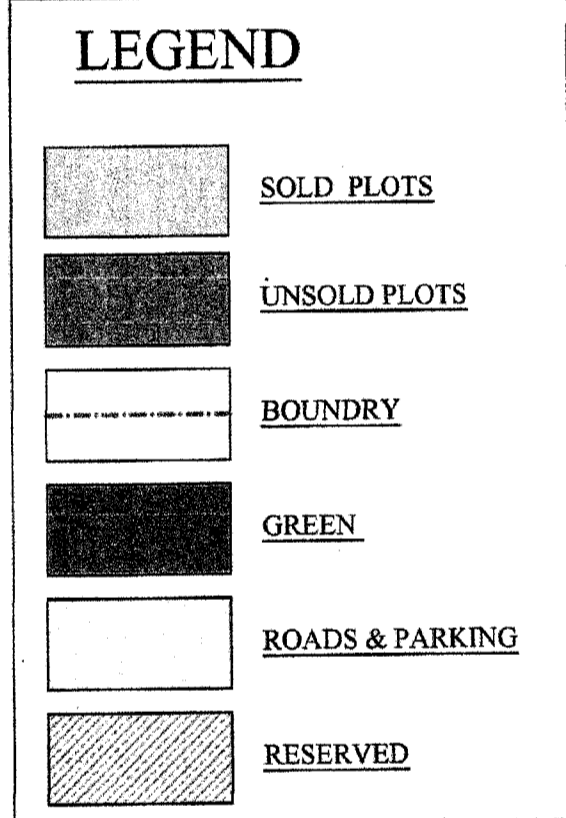
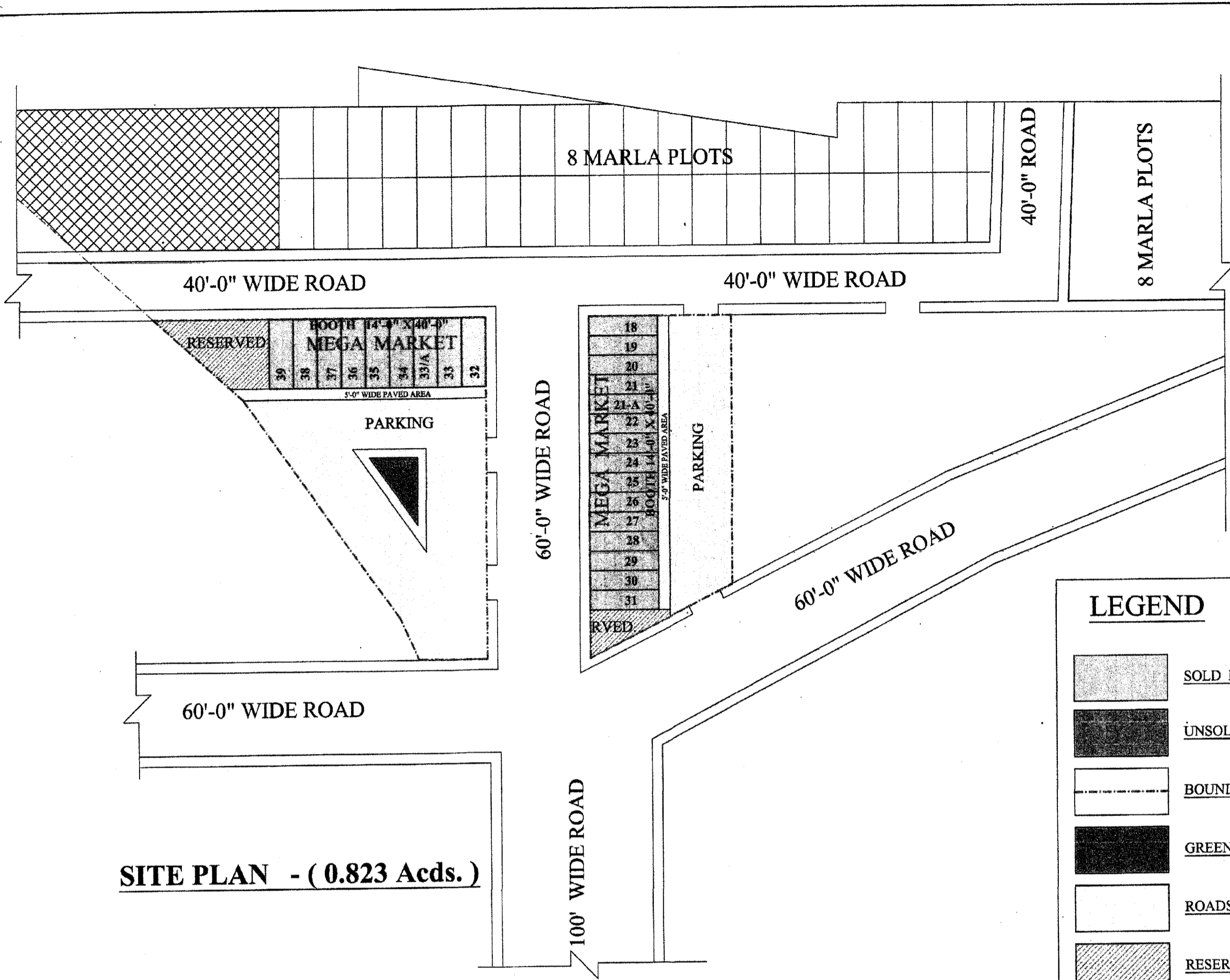
PAYMENT SCHEDULE

S. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received	
1	1 st Installment with in 180 days from date of approval	9,70,934.00	1,74,768.00	11,45,702.00		
2	2 nd Installment with in 360 days from date of approval	9,70,934.00	1,16,512.00	10,87,446.00		
3	3 rd Installment with in 540 days from date of approval	9,70,935.00	58,256.00	10,29,191.00		
	Total	29,12,803.00	3,49,536.00	32,62,339.00		

- 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.



BOOTH NO.	SIZE	AREA	NO.	AREA IN SQ.YDS.
18-31,21/A	14' X 40'	62.22	15	933.33 SQ.YDS.
32-39,33/A	14' X 40'	62.22	09	559.98 SQ.YDS.
TOTAL				1493.28 SQ.YDS.

AREA DETAILS

TOTAL PLOT AREA
= 3983.32 SQ.YDS. (0.823 ACDS.)

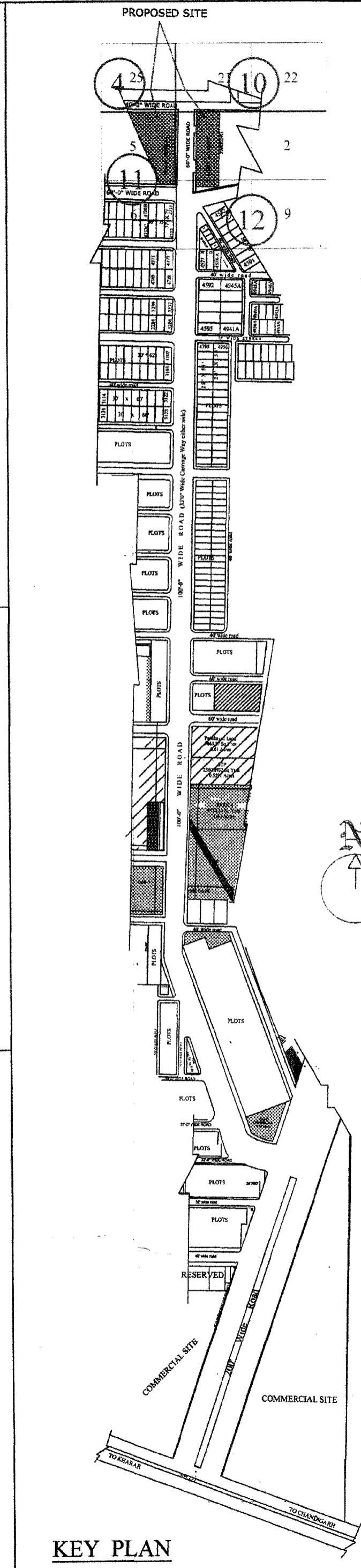
AREA UNDER PLOTS
= 1493.28 SQ.YDS (0.31 ACDS.)--37.5 %

AREA UNDER SOLD PLOTS
= 1493.28 SQ.YDS (0.31 ACDS.)--100 %

AREA UNDER GREEN
= 600 SQ.YDS (0.12 ACDS.)--15.06 %

AREA UNDER PARKINGS
= 1610.81 SQ.YDS (0.33 ACDS.)--40.45 %

AREA UNDER RESERVED
= 279.23 SQ.YDS (0.06 ACDS.)--7.00 %



PROPOSED LAYOUT PLAN OF
" MEGA MARKET ", IN
SUNNY ENCLAVE,
RAKBA :- DESUMAJRA
/FATEHULLAPUR,
TEH. :- KHARAR,
DISTT. :- S.A.S. NAGAR.

OFFICE USE

As per field report of Eo MC

SEP 23.6.15

28/6/14

OWNER
For Bajwa Developers Limited

ARCHITECT
Toump