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## Regularization Certificate for an Unauthorized Colony

From

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

To **M/s Bajwa developers Ltd,  
SCO No. 17-18 ,sunny enclave,  
Desumajra, Kharar,  
Distt. SAS Nagar (Mohali)**

No. 1DDLG/ 11

Date 14-3-2017

With reference to your online application no. 455009 dated.27-1-2015 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 2014" .

i)	Name of the Promoter(s)/ (Individual(s), company, Firm	Sh. J.S Bajwa M/s Bajwa Developers Ltd.
ii)	Fathers Name (in case of individuals)	Sh . Bishan Singh
iii)	Name of colony (if any)	Amazon city, Zandpur Kharar.
iv)	Location (village with H.B.No)	H.B No 28
v)	Total area of colony in acres	80186 sq yard (16.56 acre)
vi)	Area sold (Acre-kanal-marla)	51825.82 sq yard (10.70 acre)
vii)	Area under common purpose (Acre-kanal-marla)	28360.18 sq yd. (5.86 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	6480 sq yard (1.33 acre)
ix)	No.of plots saleable as per layout plan	250 Residential including 1 built up
x)	Khasra Nos.	Attached annexure A
xi)	Type of colony (Resi/comm/ind)	Residential
xii)	Year of establishment of colony	After 17-8-2007
xiii)	Detail of purchase of land as per registrered sale deed and registered agreement to sell by the Promoter B) Detail of the land purchased by the promoter.	As per Annexure A Attached

Detail of land sold through sale deed/Agreement to sell by the promoter.

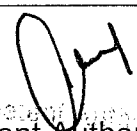
As per Annexure B attached

xiv)	Saleable area with %age c) No. of saleable plots d) No. of commercial plots e)No. of industrial plots f) No. of plots under any other saleable use.	51825.82 sq yard (64.63%) 250 residential - - -
xv)	Area under Public purpose with % age	28360.18 (35.37%)
xvi)	Public facilities provides in the colony, if	

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	any g) No. of parks/open spaces with area. h) No. of schools with area i) No. of community centre with area j) STP k)water works and OHSR l) Dispensary / health centre m) any other public use.	4009 sq yard (5.00%) - - - - -
xvii)	Area under roads with %age	24350.88 sq yd (30.37%)
xviii)	width of approach road	35'-0
xix)	width of internal road(mention range of width i.e 20'-40' etc)	35'-0
xx)	Mode of payment received	By installment
xxi)	Demand draft/Cash	Demand draft
xxii)	Fees / charges received	Rs.3987703.00
xxiii)	In case of payment by	D.D no 007664 dated 27-1-15, 713434 dated 8-3-15,
xxiv)	Name of Drawee Bank	Punjab and sind Bank

D.A/ Approved layout)

  
 Competent Authority  
 Deputy Director  
 Local Govt. Patiala.

Residential Fee	80186x4950x4%	Rs 15876828.00
Amount paid		Rs. 3987703.00
Balance payable		Rs. 11889125.00

Payment Schedule of Rs 11889125.00

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
1	1st installment within 180 days from date of approval	3963042.00	713348.00	4676390.00
2	2nd installment within 360 days from date of approval	3963042.00	475565.00	4438607.00
3	3rd installment within 540 days from date of approval	3963041.00	237783.00	4200824.00
	Total	11889125.00	1426696.00	13315821.00

- Note:1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer vide letter no. 186 dated 8-3-2017 had informed to this office that 25% fee had been deposited by the colonizer. Consequent of miscalculation if any additional amount is worked out as recoverable at any stage applicant shall be liable to pay the same within 15 days from the issue of demand notice deposit the same.
- 3) If any of the conditions of the policy of the government found violated the Regularization Certificate granted shall liable to be cancelled.
- 4) This Regularization Certificate is granted subject to the decision of C.W.P No 4018 of 2012 ( Gurdeep Kaur vs state of punjab & others) pending in the Hon'ble High Court.

- 5) That the certificate is issued as per the recommendation of Executive officer and STP and ME Municipal Council Zirakpur .
- 6) That if subsequently any defect is found in ownership. Any other documents or any encroachment will found,owner/developer shall be liable for the same.

Competent Authority  
 Deputy Director  
 Local Govt. Patiala.

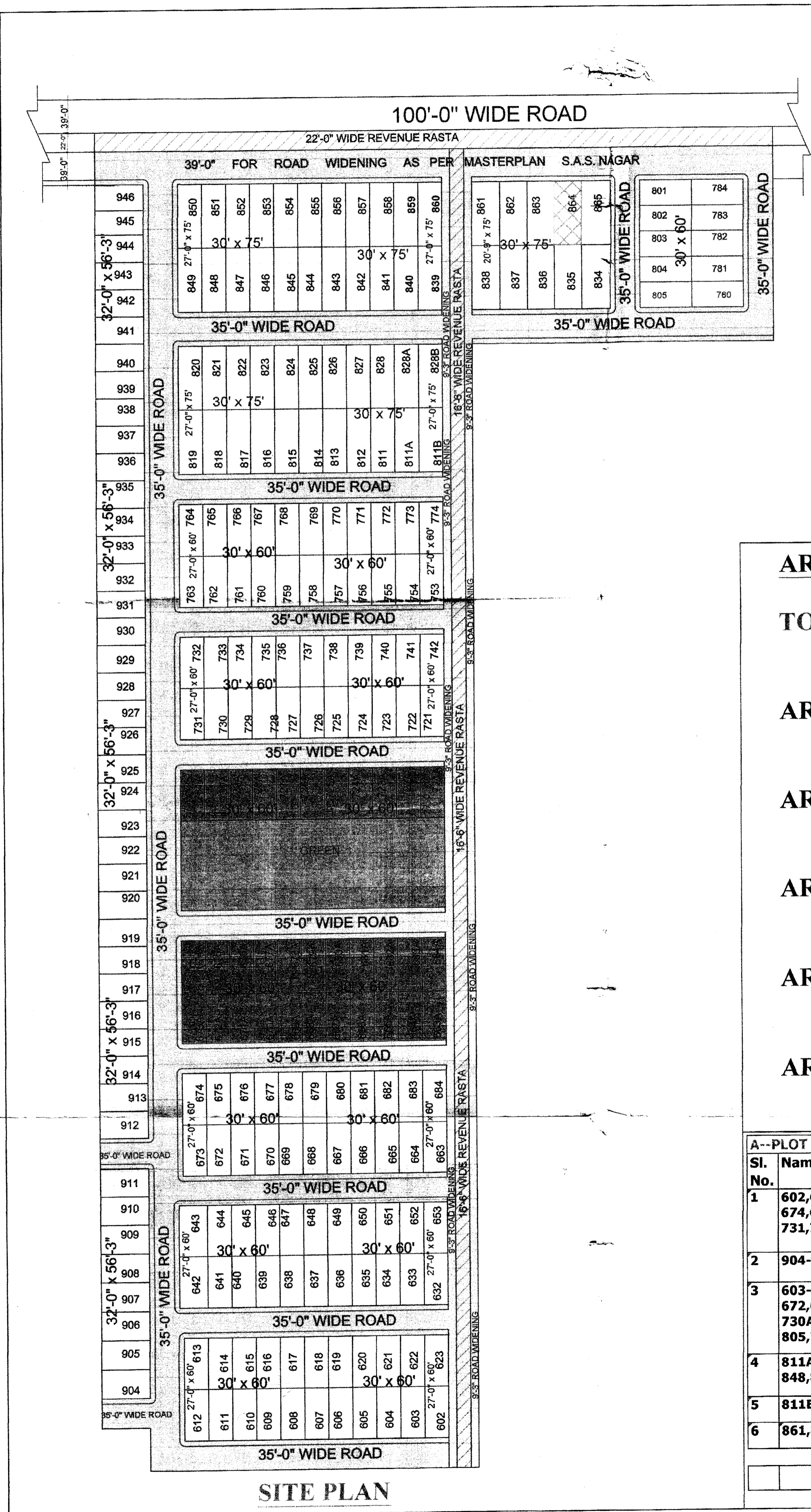
This certificate is subject to the verification of the information and the bank draft submitted by the applicant. In case the information provided by the applicant is found false/ incorrect at any stage, the compounding of the offence shall stand withdrawn and penal action against the applicant shall be initiated.

Endst. No. 1DDLG/ 12

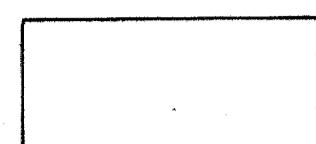
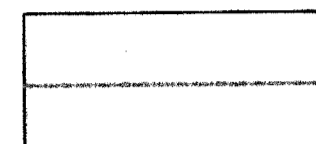
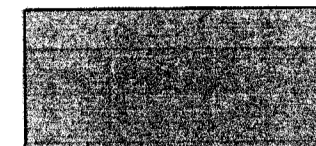
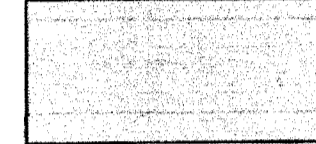
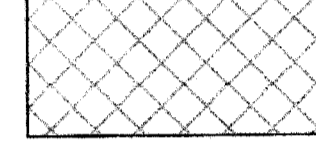

Dated: 14-3-2017

A copy of the above is forwarded to the Executive officer, Municipal Council Kharar with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately.

Deputy Director-cum-  
 Competent Authority  
 Local Government patiala



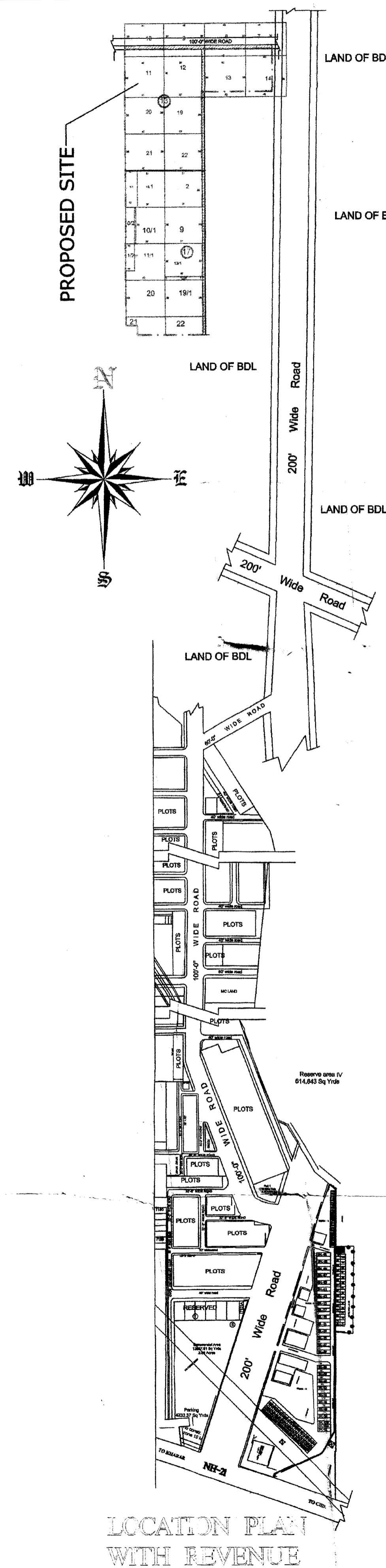
**LEGEND**

-  **SOLD PLOTS**
-  **AREA BOUNDRY**
-  **GREEN AREA**
-  **UNDER ROADS**
-  **BUILT UP**
-  **UNSOLD PLOTS**

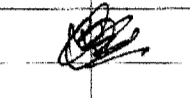
**AREA DETAILS**

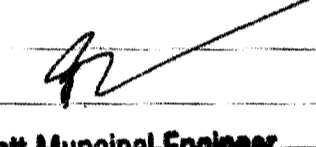
- TOTAL AREA**  
= 80186 SQ.YDS (16.56 ACRES.)
- AREA UNDER PLOTS**  
= 51825.82 SQ.YDS. (10.70 ACRES.)-- 64.63 %
- AREA UNDER SOLD PLOTS**  
= 45345.82 SQ.YDS. (9.37 ACRES.)-- 56.55 %
- AREA UNDER UNSOLD PLOTS**  
= 6480 SQ.YDS. (1.33 ACRES.)-- 8.08 %
- AREA UNDER GREEN**  
= 4009.3 SQ.YDS.( 0.83 ACRES.)-- 5 %
- AREA UNDER ROADS**  
= 24350.88 SQ.YDS. (5.03 ACRES.)-- 30.37 %

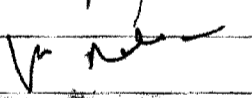
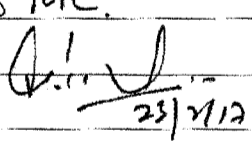
A-- PLOT AREA DETAILS					
Sl. No.	Name	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.
1	602,612,613,623,632,642,643,653,663,673,674,684,663A,673A,674A,684A,721A,731A,721,731,732,742,753,763,764,774	27'-0" X 60'-0"	180	26	4680
2	904-911,912-946,	32'-0" X 56'-3"	200	43	8600
3	603-611,614-622,633-641,644-652,664-672,675-683,664A-672A,675A-683A,722A-730A,722-730,733-741,754-762,765-773,801-805,780-784	30'-0" X 60'-0"	200	127	25400
4	811A,811-818,821-828,828A,834-837,840-848,851-859,862-865	30'-0" X 75'-0"	250	44	11000
5	811B,819,820,828B,839,849,850,860,	27'-0" X 75'-0"	225	8	1800
6	861,838	20'-9" X 75'-0"	172.91	2	345.82
<b>TOTAL</b>				<b>250</b>	<b>51825.82</b>

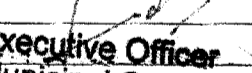


**PROPOSED LAYOUT PLAN OF AMAZON CITY, (RESIDENCIAL) FOR BAJWA DEVELOPERS LTD. IN SUNNY ENCLAVE, RAKBA :- JANDPUR, TEH. :- KHARAR, DIST. :- S.A.S. NAGAR**


OFFICE USE  
  
 Junior Engineer  
 M.C. Kharar

  
 Asstt. Municipal Engineer  
 Municipal Council  
 KHARAR

*only for submission purpose*  
  
 Municipal Engineer  
 Municipal Council  
 Kharar.  
*As per field report of Eo.M.C.*  
  
 23/1/12  
 H.M.

  
 Executive Officer  
 Municipal Council  
 Kharar

Competent Authority  
 Cum-Regional Deputy Director  
 Local Govt. Patna

OWNER  
 Bajwa Developers Ltd  
  
 J.S. Bajwa  
 Managing Director

ARCHITECT  
