

Regularization Certificate for an Unauthorized Colony

From

Competent Authority,
Cum -Deputy Director
Local Government
Patiala,

Amazon City-1

To

M/S Bajwa Developers Ltd
S.C.O 17-18, Sunny Enclave
Kharar.

No 1DDLG/ 25

Date 14.7.2015

With reference to your on line application no 454967 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 Jarnail Singh Bajwa
ii)	Father's Name (in Case of individuals)	Sh Bishan Singh
iii)	Name of Colony (if any)	Amazon City -1
iv)	Location (Village with H.B No)	Vill. Harlarpur/Jhungian H.B NO- 181
v)	Total area of Colony in acres	92543 Sq.yds (19.12 Acre)
vi)	Area Sold (acre- kanal- Marla)	59010.60Sq.yds(12.19 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	33532.40 Sq.yds (6.92 Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	-
ix)	No. of plots saleable as per layout plan.	317 Residential
x)	Plots sold	All (44 Built up)
	Khasra No's	As per Annexure A
xi)	Type of colony (Resi / Indl / Comm.)	Residential
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 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 a) No. of residential Plots b) No. of Commercial Plots / shops c) No. of industrial plots d) No. of plots under any other saleable use	59010.60 Sq.yds (63.76%) 317 Nil NIL NIL
xv)	Area under Public Purpose with %	33532.40 Sq.yds (36.24%)
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. community centre with area d) STP e) water works and OHSR f) Dispensary/ health centre g) Any other Public use	5 NIL NIL NIL Nil Nil
xvii)	Area under roads and parking with % age	27288.80(29.49%)
xviii)	Width of approach road	45'
xix)	Width of Internal roads (Mention rang of width i.e. 20' - 40' etc)	35'
xx)	Mode of Payment Received	Inst <input type="checkbox"/> Lump Sum <input type="checkbox"/>
xxi)	Demand Draft / Cash	Demand Draft
xxii)	Fees / Charges Received	Rs 1832352/- Rs 2748600/-
xxiii)	In case of Payment by	Deposited by D.D no 007665 dated 27.1.2015 & 006891 Dated 2.6.2015
xxiv)	Name of Drawee Bank	ICCI Bank/ HDFC

(D.A / Approved Layout)


Competent Authority

TOTAL FEE

Residential Fee	92543 X 4950 X 4%	=	Rs 1,83,23,514/-
25% Fees		=	Rs 4580878.50/-
Amount Paid		=	Rs 4580952/-
Balance Payable		=	Rs 1,37,42,562/-

Payment Schedule of remaining amount i.e Rs 1,37,42,562

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 st Installment	4580854	824554	5405408

	Within 180 Days From the date of Approval			
2	2 Nd Installment Within 360 Days From the date of Approval	4580854	549702	5130556
3	3 rd Instalment With in 540 Days From the date of Approval	4580854	274851	4855705
	Total	13742562	1649107	15391669

- 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 and 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 Regularisation 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.

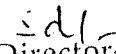

Competent Authority

This Certificate is Subject to the Verification of the information and the bank draft submitted by the applicant . 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/

Dated 14.7.2015

A copy of the above is forwarded to the Executive officer, Municipal Council, Zirakpur (As per report received from Sh Vinay Mahajan in this regard on dated 10.7.2015) in continuation of its office letter no 2203dated 10.7.15 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.

