

Regularization Certificate for an Unauthorized Colony

From

Competent Authority,
Cum -Deputy Director
Local Government
Patiala,

To

M/S Bajwa Developers Ltd
S.C.O17-18, Sunny Enclave
Kharar
Amazon City -3

*Recd.
Kd.
29/7/15*

No 1DDLG/ 37

Date 23-7-15

With reference to your on line application no 454497 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 Bisha Singh
iii)	Name of Colony (if any)	Amazon City -3
iv)	Location (Village with H.B No)	Vill. Jandpur H.B NO- 28
v)	Total area of Colony in acres	37000 Sq.yds (7.64 Acre)
vi)	Area Sold (acre- kanal- Marla)	24501.47 Sq.yds(5.06 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	12498.53 Sq.yds (2.58Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	-
ix)	No. of plots saleable as per layout plan.	147, Residential
	Plots sold	All (13 Built up)
x)	Khasra No's	Khata No. 263/293 & 81/94 & 262/293 & 139/160 & 140/161 Khasra No. 4//12/1(5-8), 13/2(2-0), 13//15/1(5-19), 15/2(1-9), 16(7-8) 25/1(1-9), 4//19/1(1-8), 17(8-0), 18/1(2-0), 18/2(6-0), 19/3(5-16), 13//8(7-2), 9(7-2), 4//22(8-0), 23(8-0),24(8-0), 13//2(5-0), 3(8-0), 4(8-0) Khata No. 250/280 Khasra No. 4//20/2(1-7), 21(8-0) Kite 2 Area 9-7 Marla its 142/679 Share Khata No. 139/160& 140/161 Khasra No. 4// 17(8-0), 18/1(2-0), 18/2(6-0), 19/3(5-16), 13//8(7-2), 9(7-2), 4//22(8-0), 23(8-0),24(8-0), 22(8-0), 2(8-0), 13//2(8-0), 3(8-0), 4(8-0) Kite 12 Area 84 Kanal marla its 260/1680 Share Khata No. 250/280 Khasra No. 4//20/2(1-7), 21(8-0) Kite 2 Area 9-7 Marla its 18/679 share
xi)	Type of colony (Resi / Indl / Comm.)	Residential
xii)	Year of establishment of the colony	After 17.08.2007

xi.i) 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	24501.47 Sq.yds (66.22%) 147 Nil NIL NIL
xv)	Area under Public Purpose with %	12498.53 Sq.yds (33.78%)
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	1(1850Sq yd) NIL NIL NIL Nil Nil
xvii)	Area under roads and parking with % age	10648.53 Sq.yds (28.78%)
xviii)	Width of approach road	35'
xix)	Width of Internal roads (Mention rang of width i.e. 20' - 40' etc)	35'
x:))	Mode of Payment Received <input type="checkbox"/> Rent <input type="checkbox"/> Lump Sum <input type="checkbox"/>	
xxi)	Demand Draft / Cash	Demand Draft
xxii)	Fees / Charges Received	Rs 956420/- Rs 1384800/-
xxiii)	In case of Payment by`	Deposited by D.D no066786 Dt. 27.1.2015 & D.D no 015815 Dt. 14.7.2015
xxiv)	Name of Drawee Bank	PNB Kharar.

(D.A / Approved Layout)

[Signature]
Competent Authority

TOTAL FEE


Residential Fee	37000 X 4950 X4%	=	Rs 73,26,000
25% Fees		=	Rs 18,31,500/-
Amount Paid		=	Rs 23,41,220/-
Balance Payable		=	Rs 49,84,780/-

(3)

Payment Schedule of remaining amount i.e Rs 49,84,780

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 st Installment Within 180 Days From the date of Approval	1661593	299087	1960680
2	2 nd Installment Within 360 Days From the date of Approval	1661593	199391	1860984
3	3 rd Installment With in 540 Days From the date of Approval	1661594	99696	1761290
	Total	49,84,780	5,98,174	5582954

- 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.
- 5) As per layout Plan area of the above said colony applied is 37000sq yd to which MD M/s Bajwa Developers Ltd has given his consent vide affidavit dated 21.7.2015 attested by notary (S.A.S Nagar). In consideration thereof approval is being accorded to the colony measuring 37000sqyd with the understanding that no subsequent request from the colonizer for extending the said area will be entertained in future.


Competent Authority

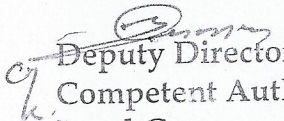
This Certificate is Subject to the Verification of the information and the bank draft submitted by the applicant . In case the information provided by the applicant is found false / incorrect at any stage, the compounding of the offence shall stand withdrawn and penal action against the applicant shall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

Endst No -1DDLG/

Dated

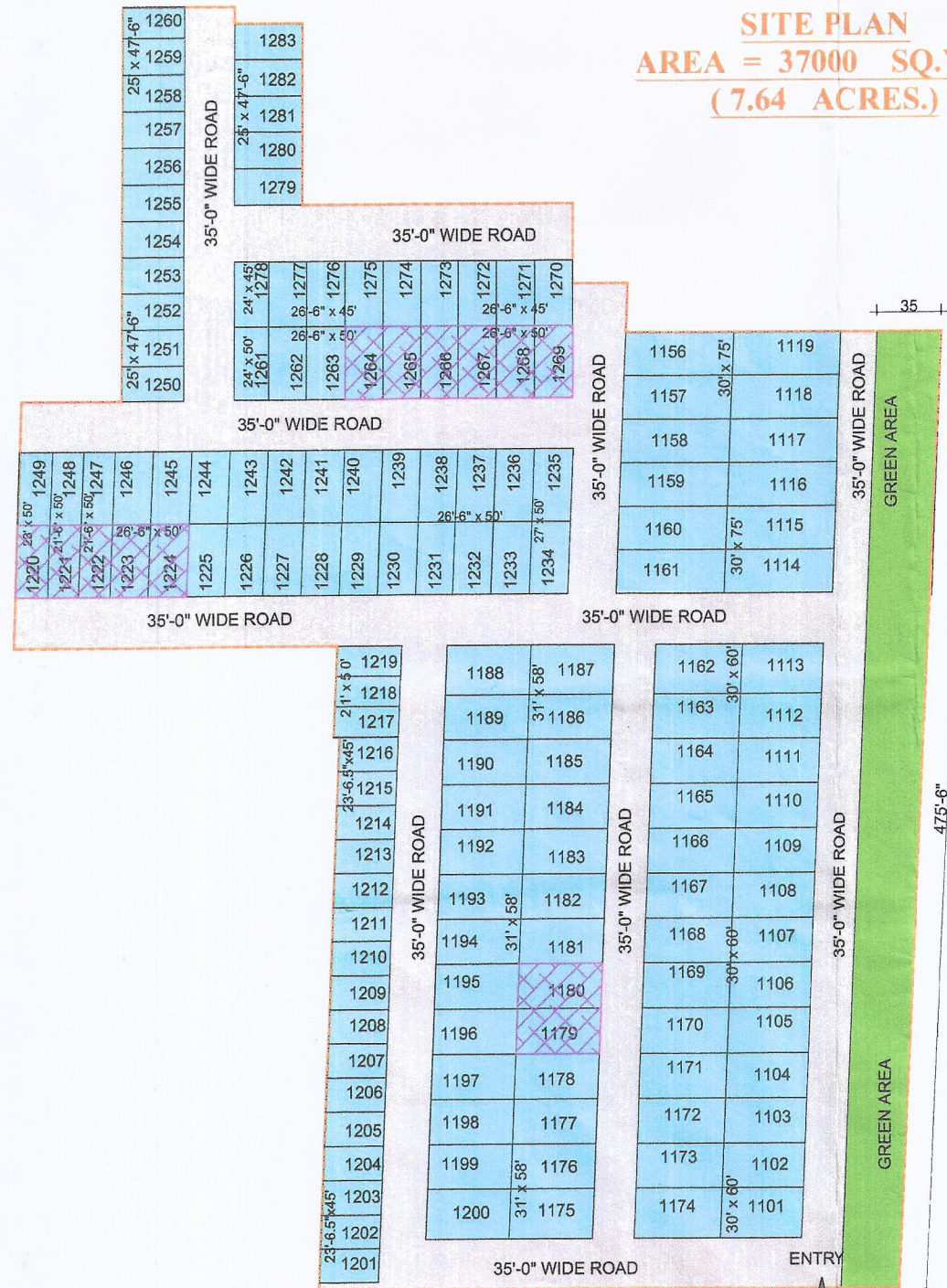
23-7-15

A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar in continuation of its office letter no 197 dated 12.5.15 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer , (Municipal Council , Zirakpur) vide its office letter no 2204 dated 10.7.2015 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, Patjala.

Recd
23/7/15

SITE PLAN
AREA = 37000 SQ.YDS.
(7.64 ACRES.)



LEGEND

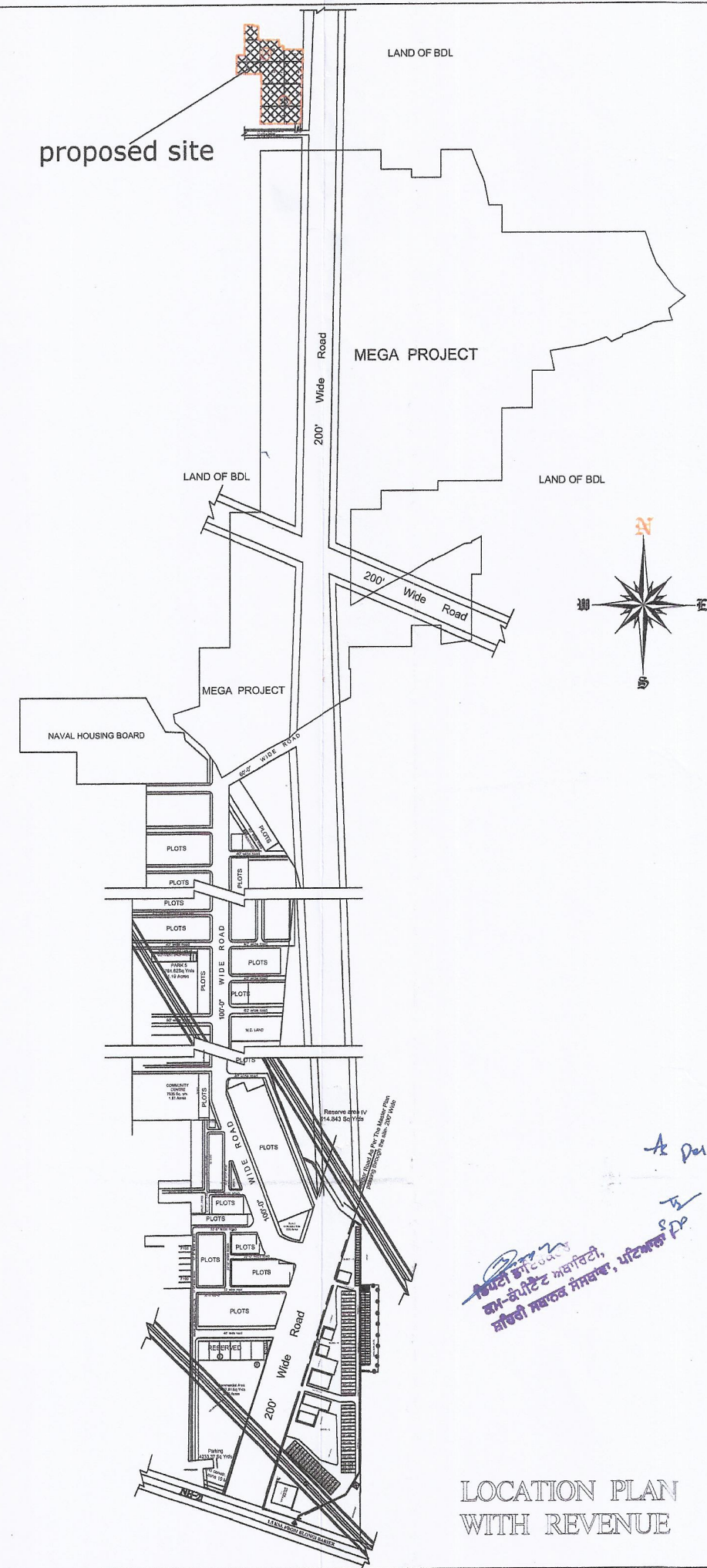
- SOLD PLOTS**
- AREA BOUNDRY**
- UNDER ROADS**
- GREEN AREA**
- BUILT UP HOME**

AREA DETAILS

- TOTAL AREA**
= 37000 SQ.YDS (7.64 ACRES.)
- AREA UNDER PLOTS**
= 24501.47 SQ.YDS. (5.06 ACRES.)--66.22 %
- AREA UNDER SOLD PLOTS**
= 24501.47 SQ.YDS. (5.06 ACRES.)--100 %
- AREA UNDER ROADS**
= 10648.53 SQ.YDS. (2.20 ACRES.)--28.78 %
- AREA GREEN AREA**
= 1850 SQ.YDS. (0.38 ACRES.)--5 %

A--PLOT AREA DETAILS

Sl. No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.
1	1101-1113,1162-1174	30'-0" X 60'-0"	200	5200
2	1114-1119,1156-1161	30'-0" X 75'-0"	12	3000
3	1175-1187,1188-1200	31'-0" X 58'-0"	26	5194.02
4	1201-1216	23'-6.5" X 45'-0"	16	1883.2
5	1217-1219	21'-0" X 50'-0"	3	349.98
6	1220,1249	23'-0" X 50'-0"	2	255.54
7	1221,1222,1247,1248	21'-6" X 50'-0"	4	477.76
8	1223-1233,1236-1246,1262-1269	26'-6" X 50'-0"	30	4416.6
9	1234,1235	27'-0" X 50'-0"	2	300
10	1250-1260	25'-0" X 47'-6"	11	1451.34
11	1261	24'-0" X 50'-0"	1	133.33
12	1270-1277	26'-6" X 45'-0"	8	1060
13	1278	24'-0" X 45'-0"	1	120
14	1279-1283	25'-0" X 47'-6"	5	659.7
TOTAL			147	24501.47



As per field report of EOMC
महाराष्ट्र शासन, राज-सिटीज महाराष्ट्र, शिवडी महापालिका, मुंबईकरा प.प.

LOCATION PLAN WITH REVENUE

PROPOSED LAYOUT PLAN OF
AMAZON CITY-03, FOR
BAJWA DEVELOPERS LTD.
 (RESIDENCIAL), FOR
SUNNY ENCLAVE ,
RAKBA :- JANDPUR,
TEH. :- KHARAR,
DISTT. :- S.A.S NAGAR


OFFICE USE

[Signature]
 Asstt. Municipal Engineer
 Municipal Council
 Kharar

[Signature]
 Junior Engineer
M.C. Kharar

[Signature]
 Executive Officer
 Municipal Council
 Kharar

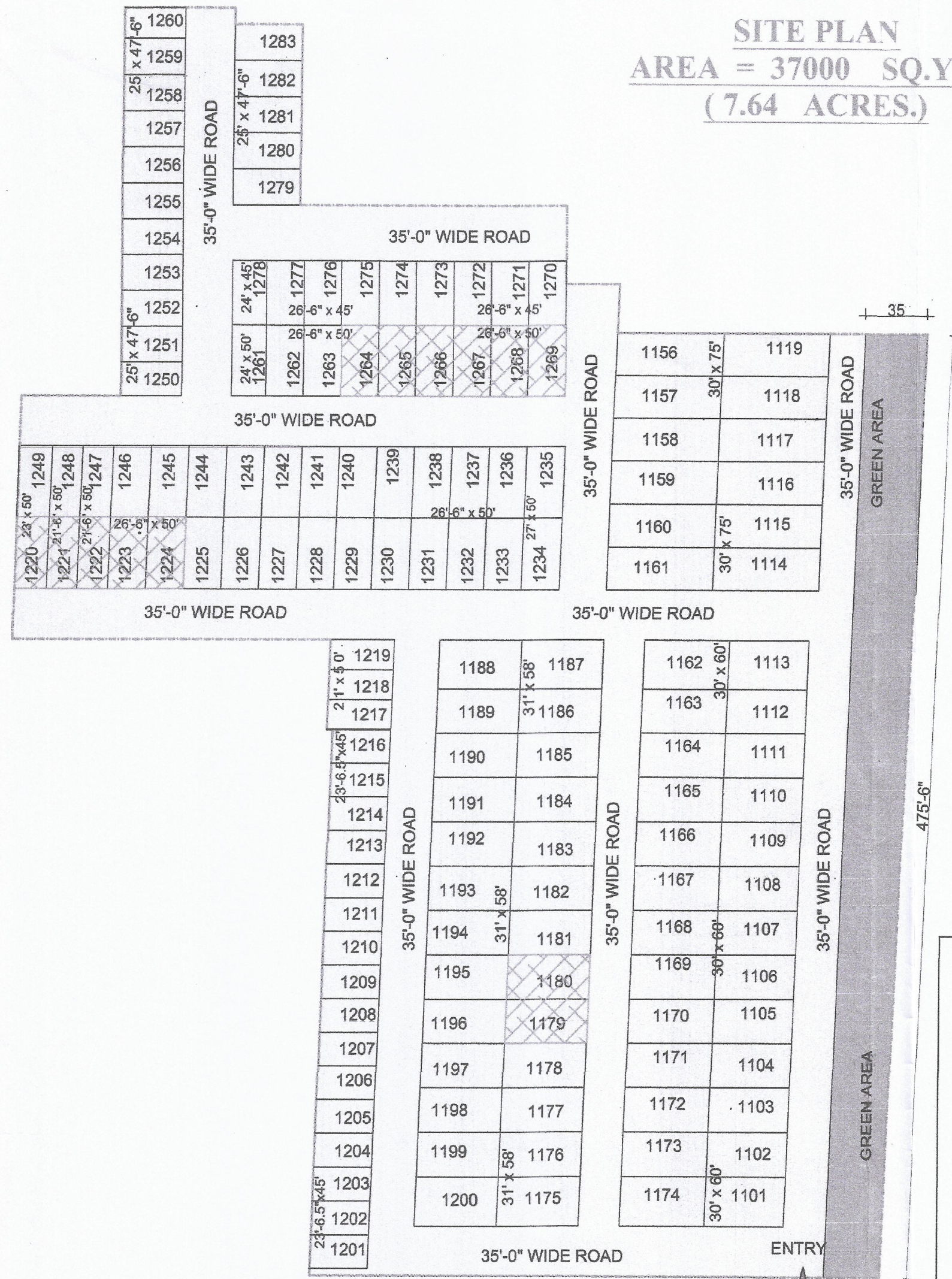
[Signature]
 Municipal Engineer
 Municipal Council
 Kharar

OWNER
 For Bajwa Developers Limited

 (J.S. Bajwa)
 Managing Director

ARCHITECT
[Signature]

SITE PLAN

AREA = 37000 SQ.YDS.
(7.64 ACRES.)



- LEGEND**
- SOLD PLOTS
 - AREA BOUNDARY
 - UNDER ROADS
 - GREEN AREA
 - BUILT UP HOME

AREA DETAILS

TOTAL AREA
= 37000 SQ.YDS (7.64 ACRES.)

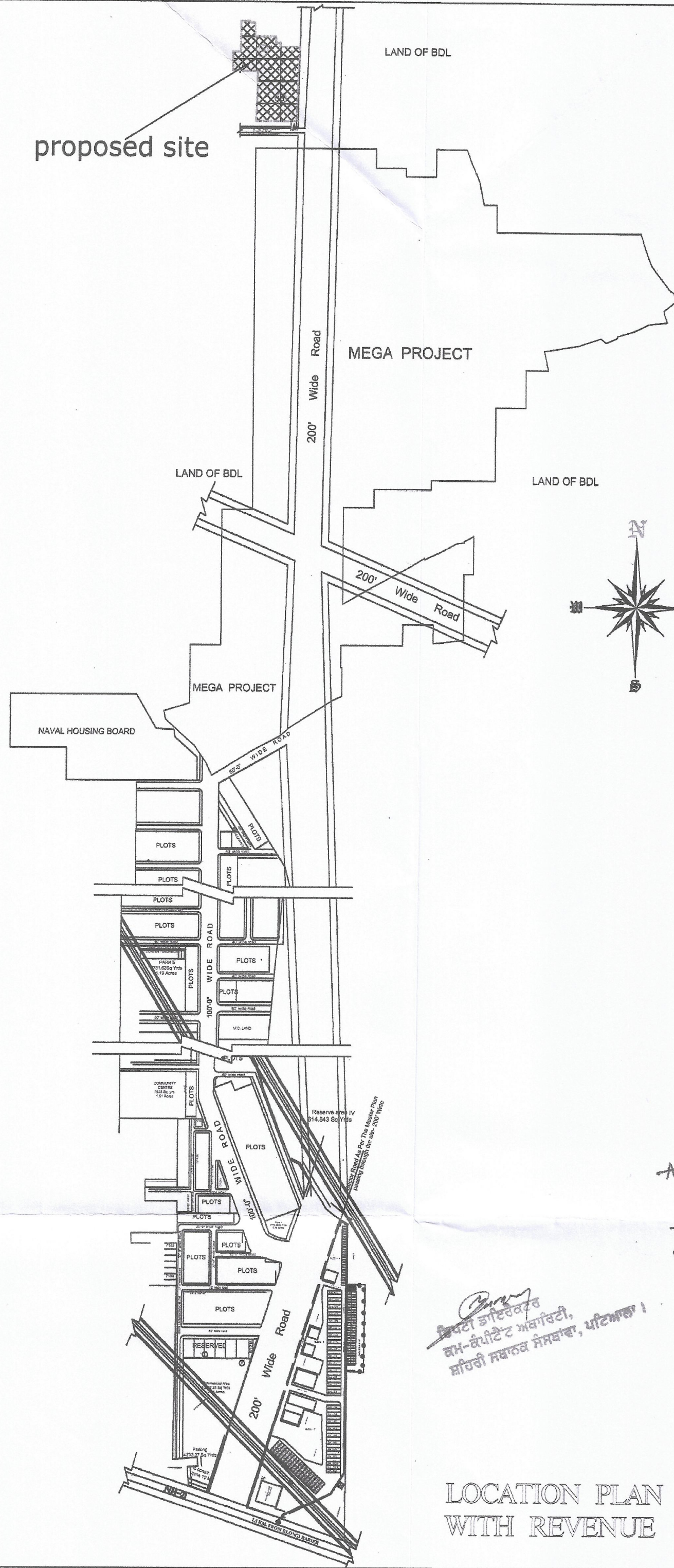
AREA UNDER PLOTS
= 24501.47 SQ.YDS. (5.06 ACRES.)--66.22 %

AREA UNDER SOLD PLOTS
= 24501.47 SQ.YDS. (5.06 ACRES.)--100 %

AREA UNDER ROADS
= 10648.53 SQ.YDS. (2.20 ACRES.)--28.78 %

AREA GREEN AREA
= 1850 SQ.YDS. (0.38 ACRES.)--5 %

Sl. No.	Plot No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.
1	1101-1113,1162-1174	30'-0" X 60'-0"	200	26	5200
2	1114-1119,1156-1161	30'-0" X 75'-0"	250	12	3000
3	1175-1187,1188-1200	31'-0" X 58'-0"	199.77	26	5194.02
4	1201-1216	23'-6.5" X 45'-0"	117.7	16	1883.2
5	1217-1219	21'-0" X 50'-0"	116.66	3	349.98
6	1220,1249	23'-0" X 50'-0"	127.77	2	255.54
7	1221,1222,1247,1248	21'-6" X 50'-0"	119.44	4	477.76
8	1223-1233,1236-1246,1262-1269	26'-6" X 50'-0"	147.22	30	4416.6
9	1234,1235	27'-0" X 50'-0"	150	2	300
10	1250-1260	25'-0" X 47'-6"	131.94	11	1451.34
11	1261	24'-0" X 50'-0"	133.33	1	133.33
12	1270-1277	26'-6" X 45'-0"	132.5	8	1060
13	1278	24'-0" X 45'-0"	120	1	120
14	1279-1283	25'-0" X 47'-6"	131.94	5	659.7
	TOTAL			147	24501.47



PROPOSED LAYOUT PLAN OF
AMAZON CITY-03, FOR
BAJWA DEVELOPERS LTD.
(RESIDENCIAL), FOR
SUNNY ENCLAVE ,
RAKBA :- JANDPUR,
TEH. :- KHARAR,
DIST. :- S.A.S. NAGAR

OFFICE USE

(Signature)
Junior Engineer
M.C. Kharar

(Signature)
Executive Officer
Municipal Council
Kharar

(Signature)
Municipal Engineer
Municipal Council
Kharar

OWNER

(Signature)
For Bajwa Developers Limited

(Signature)
(J.S. Bajwa)
Managing Director

ARCHITECT

(Signature)

LOCATION PLAN WITH REVENUE