

(C)

## 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 -4**

No 1DDLG/ 39

Date 28-7-18

With reference to your on line application no 454541 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 -4
iv)	Location (Village with H.B No)	Vill. Jandpur H.B NO- 28
v)	Total area of Colony in acres	48109.6 Sq.yds (9.94 Acre)
vi)	Area Sold ( acre- kanal- Marla)	29900 Sq.yds(6.18 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	18209.6 Sq.yds (3.76Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	-
ix)	No. of plots saleable as per layout plan.	144, Residential
	Plots sold	All (1 Built up)
x)	Khasra No's	khasra no. 17//21(8-0), 25/1(8-0) ,17//22/2(1-9), 25//2/2(2-13), 2/1(4-15). 17//22/2(1-9), 25//2/1(4-15), 2/2(2-13), 6/1(6-8), 25//10(7-11), 9/2(1-3), 25//9/1(5-17) .25//11(8-0) 19(7-8), 20(8-0), 21/2(5-12), 12(7-6), 22(7-8), . 30//2(7-8), 25//11(8-0) 19(7-8), 20(8-0), 21/2(5-12), 12(7-6), 22(7-8), 30//2(7-8)
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	29900 Sq.yds (62.15%) 144 Nil NIL NIL
xv)	Area under Public Purpose with %	18209.6 Sq.yds (37.85%)
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(2500Sq yd) NIL NIL NIL Nil Nil
xvii)	Area under roads and parking with % age	15709.60 Sq.yds (32.65%)
xviii)	Width of approach road	200'
xix)	Width of Internal roads ( Mention rang of width i.e. 20' - 40' etc)	40'
xx)	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 952578/- Rs 1428850/-
xxiii)	In case of Payment by`	Deposited by D.D no066787 Dt. 27.1.2015 & D.D no 015813 Dt. 14.7.2015
xxiv)	Name of Drawee Bank	PNB Kharar.

( D.A/ Approved Layout )

  
Competent Authority

**TOTAL FEE**

Residential Fee	48109 X 4950 X4%	=	Rs 95,25,582/-
25%Fees		=	Rs 23,81,396/-
Amount Paid		=	Rs 23,81,428/-
Balance Payable		=	Rs 71,44,154/-

**Payment Schedule of remaining amount i.e Rs 71,44,154**

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 <sup>st</sup> Installment	2381385/-	428649/-	2810034/-

	Within 180 Days From the date of Approval			
2	2 <sup>nd</sup> Installment Within 360 Days From the date of Approval	2381385/-	285766/-	2667151/-
3	3 <sup>rd</sup> Installment With in 540 Days From the date of Approval	2381384/-	142883/-	2524267/-
	Total	7144154/-	857298/-	8001452/-

- 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.

*[Signature]*  
 90 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/ 40

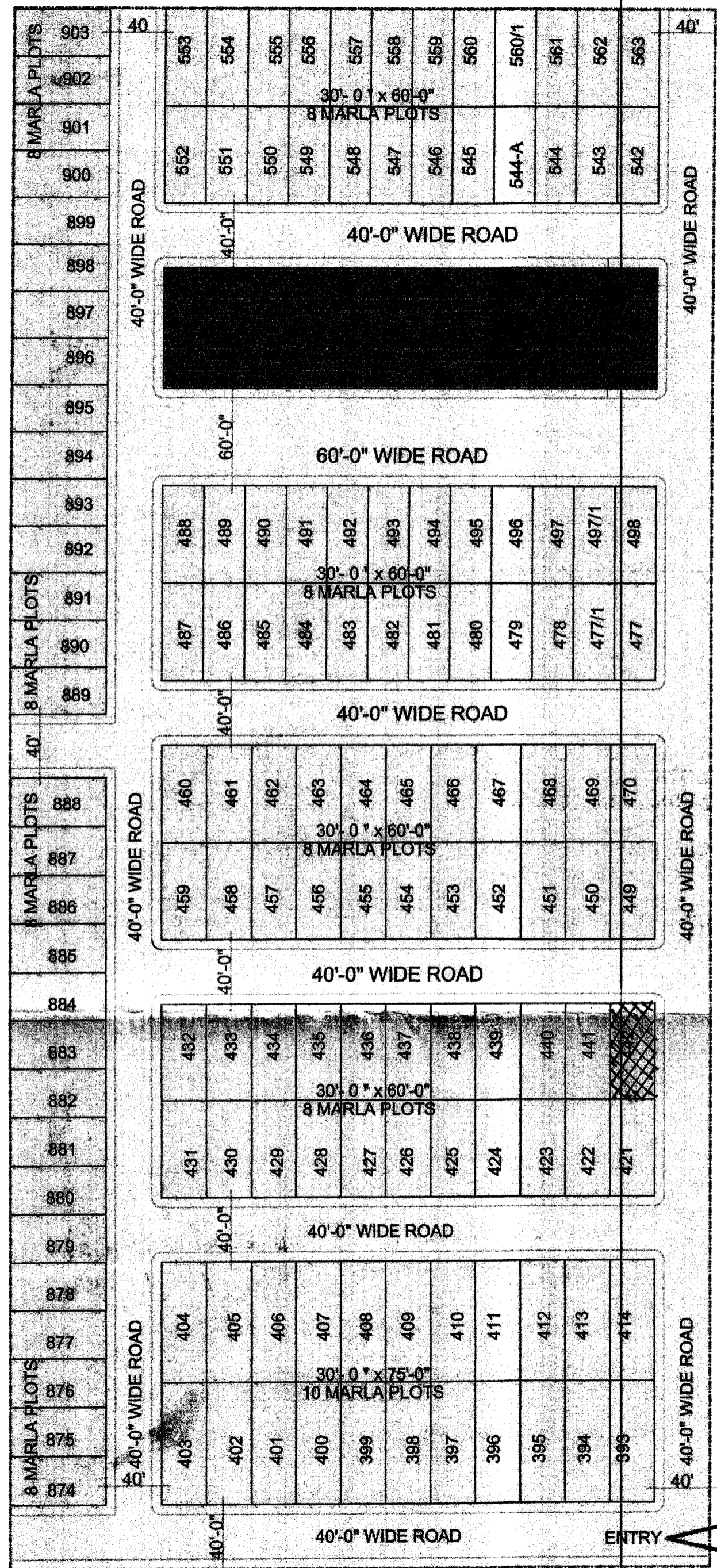
Dated 28-7-15

A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar in continuation of its office letter no 219 dated 7.5.15 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer , (Municipal Council , Zirakpur) vide its office letter no 2205 dated 10.7.2015 with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately.

*[Signature]*  
 90 Deputy Director-Cum-  
 Competent Authority  
 Local Government, Patiala.

*Received  
 [Signature] (B-1)*

**SITE PLAN**  
**AREA = 48109.6 SQ.YDS. ( 9.94 ACRES. )**



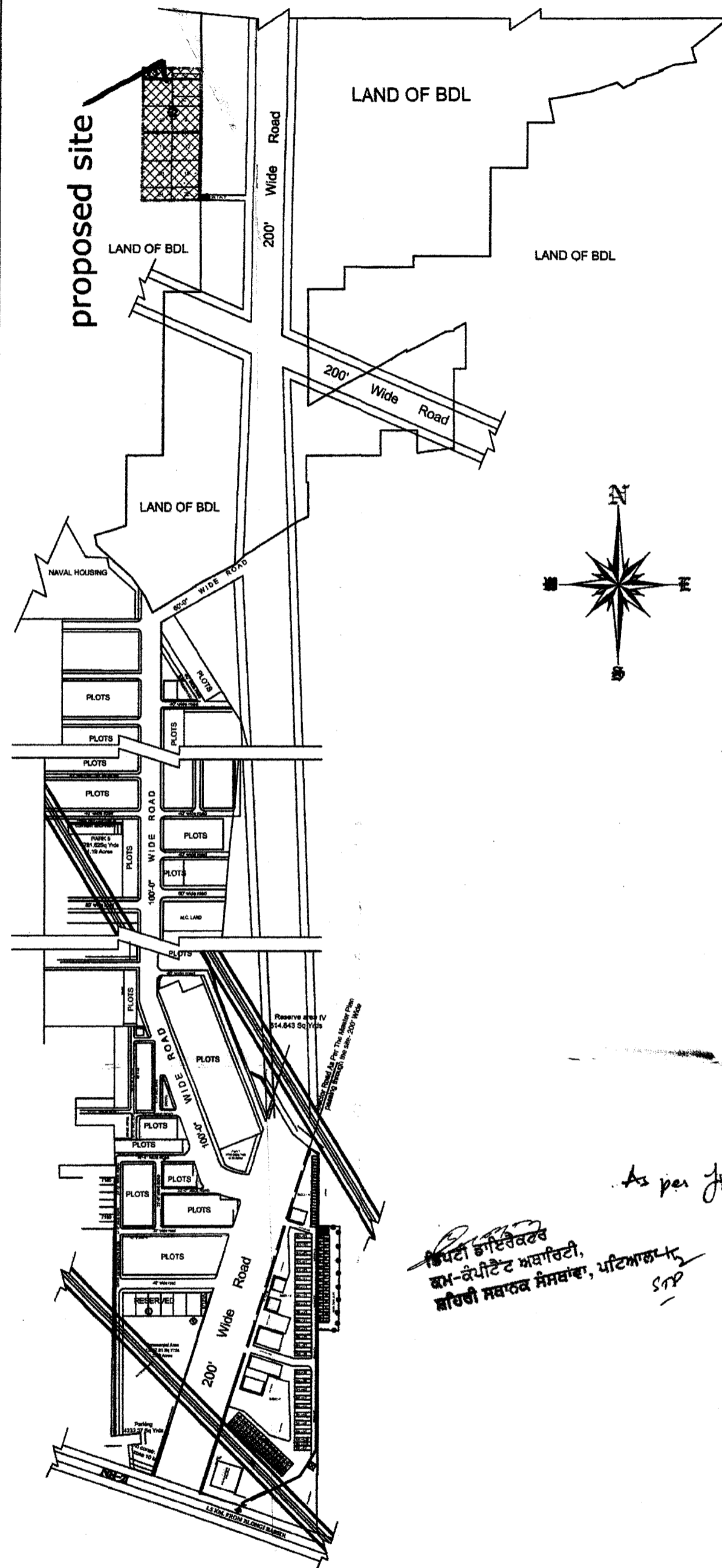
**LEGEND**

- SOLD PLOTS**
- AREA BOUNDRY**
- GREEN AREA**
- UNDER ROADS**
- Build-up**

**AREA DETAILS**

- TOTAL AREA**  
= 48109.6 SQ.YDS (9.94 ACRES.)
- AREA UNDER PLOTS**  
= 29900 SQ.YDS. ( 6.18 ACRES. ) - 62.15%
- AREA UNDER SOLD PLOTS**  
= 29900 SQ.YDS. ( 6.18 ACRES. ) - 100%
- AREA UNDER GREEN**  
= 2500 SQ.YDS. ( 0.52 ACRES. ) - 5.2%
- AREA UNDER ROADS**  
= 15709.6 SQ.YDS. ( 3.25 ACRES. ) - 32.65%

A--PLOT AREA DETAILS					
Sl. No.	SIZES	AREA In Sq.Yds	No. of Plots	Total Area in Sq.Yds.	
1	421-431,432-442,449-459,460-470,477-487,488-498,477/1,497/1,542-552,553-563,544/A,560/1,874-888,889-903	30'-0" X 60'-0"	200	122	24400
2	393-403,404-414	30'-0" X 75'-0"	250	22	5500
TOTAL			144	29900	



As per field report of Eo M  
 सिपटी इंस्टिट्यूट  
 बम-कंपीटिट भावार्थी,  
 त्रिविकी मवाक सिमवांड, पंढरनाथ-5  
 SPP

**LOCATION PLAN WITH REVENUE**

**PROPOSED LAYOUT PLAN OF AMAZON CITY-04, ( RESIDENCIAL ), FOR BAJWA DEVELOPERS LTD. IN SUNNY ENCLAVE, RAKBA :- JANDPUR, TEH. :- KHARAR, DIST. :- S.A.S. NAGAR**

**OFFICE USE**

Assit. Municipal Engineer  
 Municipal Council  
 KHARAR

Junior Engineer  
 M.C. Kharar

Executive Officer  
 Municipal Council  
 Kharar

Municipal Engineer  
 Municipal Council  
 Kharar

OWNER  
 For Bajwa Developers Limited  
 (J.S. Bajwa)  
 Managing Director

ARCHITECT

revised  
 (a)