

Aujla -I

From

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

To,

Sh. Bajwa Developers Ltd.
SCO No. 17-18 Sunny Enclave
Village Aujla Teh. Kharar
Distt. SAS.Nagar (Pb.)
Through S. Jarnail Singh Bajwa (M.D.)

No. E.O/ 180

Dated 21.10.14

With reference to your application 268897 dated 10.2.2013 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 20

I)	Name of the promoter (s) (individual (s), Company, firm)	Sh. Bajwa Developers Ltd. SCO Sunny Enclave, Village Aujla The. Distt. SAS.Nagar. (Pb.), Through S. Jarnail Singh Bajwa (M.D.)
II)	Fathers Name	
III)	Name of the Colony	Aujla-I
IV)	Location (Village with H.B No)	Aujla H.B. No. 182
V)	Total area of colony in acres	10.16 Acre or 49174.40 Sq.Yd
VI)	Area Sold (Acre-Kanal-Marla)	5.071 Acre (24544.41 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	3.98 Acre Or (19266.57 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	1.108 Acre Or (5363.42 Sq.yd)
IX)	No of Plots saleable as per layout plan.	219
(X)	Khasra No.	As Per Annexure -A Attached
XI)	Type of colony (resi./ind./comm.)	Residential/Commercial
XII)	Year of establishment of the colony	After 17-08-2007

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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.	Registered sale deed	Registered Agreement	
No.	Area/Khasra No/ Date & Number	Area/Khasra no/Date	Number
		Total area to sell	

As per Annexure attached (A)

(B) Detail of plots sold by the promoters through registered sale deed & Agreement to sell			
Sr.	Registered sale deed	Registered Agreement	
No.	Area/Khasra no/ Date & Number	Area/ Khasra no/ Date	Number
		Total area to sell	

As per Annexure attached (B)

XIV)	Saleable area with % age	29907.83 Sq.yd Or (60. %)	
	a) No of residential plots	189	
	b) No of commercial plots/ shops	30	
	d) No of plots under any other saleable use	-----	
XV)	Area under public purpose with %age	19266.57 Sq.yd Or (39. %)	
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 of community centre with area	----	
	D) S.T.P., Water works and OHSR	1452.00	2.96%
	E) Dispensary/ Health centre	----	
	F) Any other public use, Parking	1324.04	2.69%
XVII)	Area under roads with %age	16490.53 Sq.yd Or (35.3 %)	
XVIII)	Width of approach road	35'	
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	35'	
XX)	Mode of payment received	Installment	
XXI)	Demand Draft/Cash	Demand Draft	
	Fee/Charges received Amount Rs 5,94,165/- +6,12,036/-+8	1,549/- Total	
	20,66,750/-		
	In case of payment D.D.No.	003197	000511
	Date	06.12.2013	25.09.2014
		HDFC Bank	
			2.1.2.43
			20.10.14
			5801

(D.A/ Approved layout/Service plans)

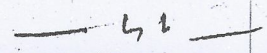
COMPTROLLER
-Cum-Deputy
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AUTHORITY
by Director

Total fee		
Residential	48230.1 X 4950 X 2%	47,74,780.00
Commercial	944.3 X 13000	7,36,554.00
Total		55,11,334.00
50 % Penalty		27,55,667.00
Total		82,67,000.00
Amount paid		20,66,750.00
Balance amount		62,00,250.00

PAYMENT SCHEDULE

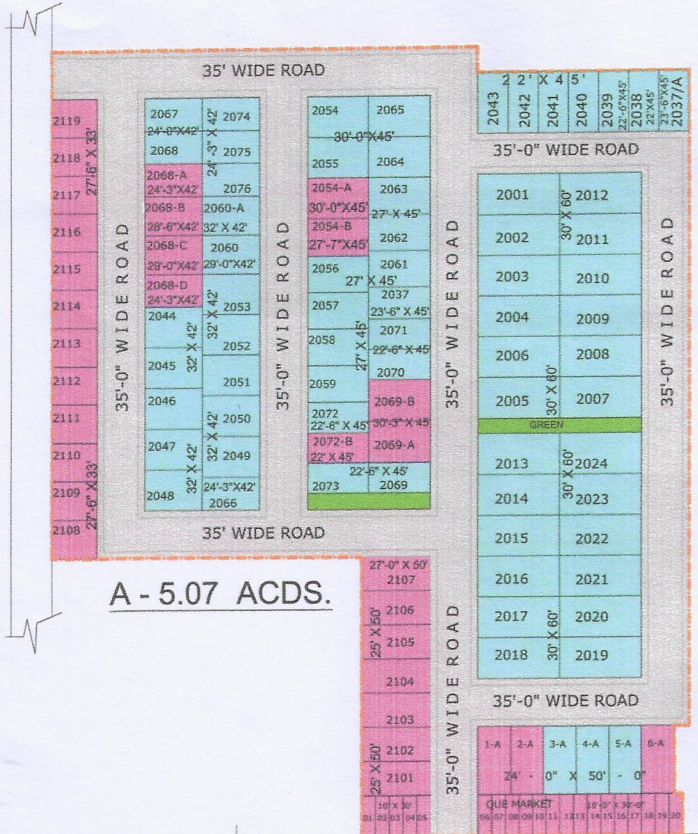
Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 st Installment with in 180 days from date of approval	20,66,750.00	3,72,015.00	24,38,765.00	
2	2 nd Installment with in 360 days from date of approval	20,66,750.00	2,48,010.00	23,14,760.00	
3	3 rd Installment with in 540 days from date of approval	20,66,750.00	1,24,005.00	21,90,755.00	
	Total	62,00,250.00	7,44,030.00	69,44,280.00	

- 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 & Other) pending in the Hon'ble High Court .


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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 withdrawn and penal action against the Applicant shall be initiated.

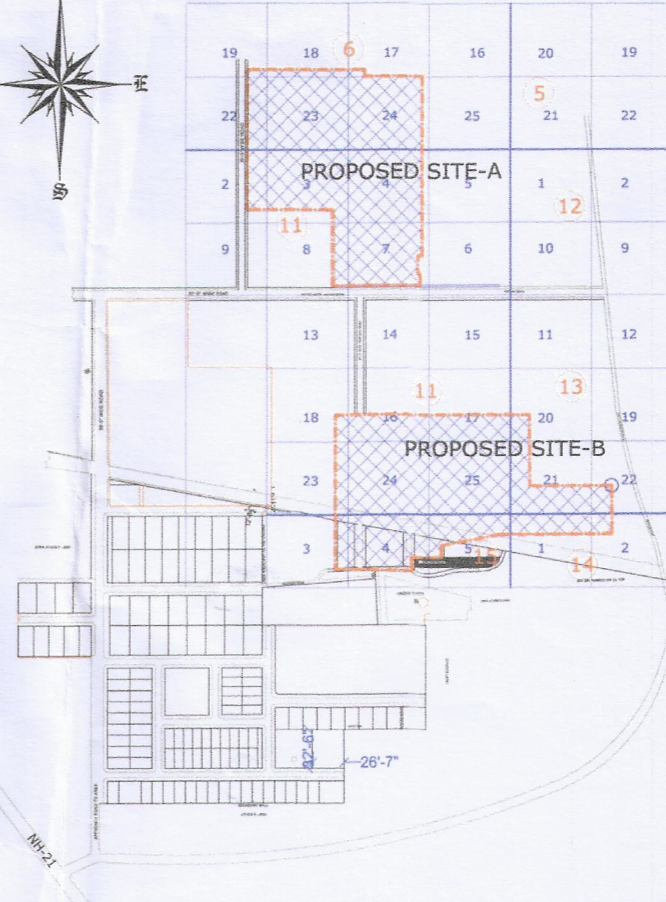
SITE PLAN (A+B) AREA = 10.16 ACDS.



AREA DETAILS

TOTAL PLOT AREA = 49174.4 SQ.YDS. (10.16 ACDS.)

AREA UNDER PLOTS	= 29907.83	SQ.YDS. (6.18 ACDS.)--60.82 %
AREA UNDER SOLD PLOTS	= 24544.41	SQ.YDS. (5.07 ACDS.)--49.91 %
AREA UNDER UNSOLD PLOTS	= 5363.42	SQ.YDS. (1.11 ACDS.)--10.91 %
AREA UNDER ROADS & PARKING	= 16490.53	SQ.YDS. (3.41 ACDS.)--33.53 %
AREA UNDER GREEN AREA	= 1324.04	SQ.YDS. (0.27 ACDS.)--2.69 %
AREA UNDER KAJAULI WATER LINE	= 1452	SQ.YDS. (0.3 ACDS.)--2.96 %



PROPOSED LAYOUT PLAN OF
 AUJLA -I,
 SUNNY ENCLAVE ,
 VILL. :- AUJLA,
 TEH. :- KHARAR,
 DISTT. :- MOHALI.

OFFICE USE

LOCATION PLAN WITH REVENUE...

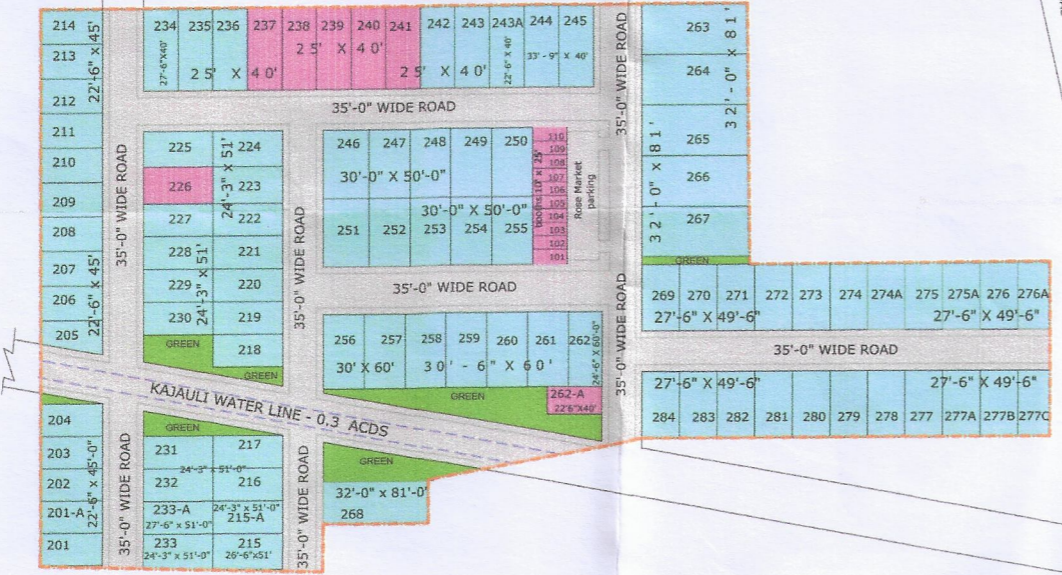
A--PLOT AREA DETAILS

Sl. No.	Plot No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.	
1	201-214,201/A	22'-6" X 45'-0"	112.5	15	1687.5	
2	215	26'-6" X 51'	150.7	1	150.7	
3	215/A,216-233.	24'-3" X 51'-0"	137.7	19	2616.3	
4	233/A	27'-6" X 51'-0"	156.4	1	156.4	
5	234	27'-6" X 40'	122.22	1	122.22	
6	235-243	25' X 40'	111.11	9	999.99	
7	243A, 262A	22'-6" X 40'	100	2	200	
8	244, 245	33'-9" X 40'	150	2	300	
9	246-250,251-255	30'-0" X 50'-0"	166.66	10	1666.6	
10	256-257	30' X 60'	200	2	400	
11	258-261	30'-6" X 60'	203	4	812	
12	262	24'-6" X 60'	163.33	1	163.33	
13	263-268	32' X 81'	288	6	1728	
14	269-274, 274A, 275, 275A, 276, 276A, 277-284	27'-6" X 49'-6"	151.25	22	3327.5	
15	1A-6A	24'-0" X 50'-0"	133.33	6	799.98	
16	2001-2024	30'-60'-0"	200	24	4800	
17	2038,2040-2043	22' X 45'	110	5	550	
18	2037, 2037A	23'-6" X 45'	117.5	2	235	
19	2039	22'-6" X 45'	113	1	113	
20	2044-2048,2049-2053,2060/A	32' X 42'	149.33	11	1642.63	
21	2066,2074-2076,2068/A,2068/D	24'-3" X 42'	113.16	6	678.96	
22	2067,2068	24'-0" X 42'	112	2	224	
23	2068/B	28'-6" X 42'	133	1	133	
24	2068/C	29' X 42'	135.33	1	135.33	
25	2069-2071,2072,2073	22'-6" X 45'-0"	112.5	5	562.5	
26	2072B	22' X 45'	110	1	110	
27	2069/A,2069/B	30'-3" X 45'	151.25	2	302.5	
28	2061-2063,2056-2059	27' X 45'	135	7	945	
29	2064,2065,2054,2055,2054/A	30' X 45'	150	5	758	
30	2054/B	27'-7" X 45'	137.9	1	137.9	
31	2101-2106	25'-0" X 50'-0"	138.88	6	833.28	
32	2107	27' X 50'	150	1	150	
33	2108-2119	27'-6" X 33'	100.83	12	1209.96	
				Total	189	28963.53

As per field report of home...
 [Signatures and stamps]
 Competent Authority
 Cum-Deputy Director
 PATIALA

LEGEND...

- SOLD PLOTS
- UNSOLD PLOTS
- BOUNDARY
- PARKS
- ROADS & PARKING



B Que Market Booths					
1	1-20	10'-0" X 30'-0"	33.33	20	666.6
C Rose Market Booths					
1	101-110	10'-0" X 25'-0"	27.77	10	277.7
GRAND TOTAL		A+B+C			29907.83

TITLE
 SITE PLAN
 LOCATION PLAN
 AREA DETAILS

OWNER
 For Bajwa Developers Limited

 J.S. Bajwa
 Managing Director

ARCHITECT