

Aujla-II

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/ 179

Dated 21.10.14

With reference to your application 268903 dated 13.12.13 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 2013.

I)	Name of the promoter (s) (individual (s), Company, firm)	Sh. Bajwa Developers Ltd. SCO No. 17-18 Sunny Enclave, Village Aujla The. Kharar Distt. SAS.Nagar (Pb.), Through S. Jarnail Singh Bajwa (M.D.)
II)	Fathers Name	
III)	Name of the Colony	Aujla-II
IV)	Location (Village with H.B No)	Aujla H.B. No. 182
V)	Total area of colony in acres	10.75 Acre or 52030.00 Sq.Yd
VI)	Area Sold (Acre-Kanal-Marla)	5.737 Acre (27771.3 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	4.177 Acre Or (20221.07 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	0.834 Acre Or (4037.63 Sq.yd)
IX)	No of Plots saleable as per layout plan.	236
(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

[Signature]
Competent Authority
-Cum-Deputy Director -

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. No.	Registered sale deed Area/Khasra No/ Date & Number	Registered Agreement 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. No.	Registered sale deed Area/Khasra no/ Date & Number	Registered Agreement Area/ Khasra no/ Date & Number Total area to sell
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As per Annexure attached (B)

XIV)	Saleable area with % age a) No of residential plots b) No of commercial plots/ shops c) No of plots under any other saleable use	31808.93 Sq.yd Or (61.14 %) 218 18 -----
XV)	Area under public purpose with %age	20221.07 Sq.yd Or (38.86 %)
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 E) Dispensary/ Health centre F) Any other public use, Parking	----- ----- ----- ----- ----- ----- 213.33 0.41%
XVII)	Area under roads with %age	20007.74 Sq.yd Or (38.45 %)
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 Fee/Charges received Amount Rs 5,72,330/- + 6,76,130/- +8,36,364/- Total 20,84,824/- In case of payment D.D.No. 003202 000512 ..621042 Date 13.12.2013 25.09.2014 ..29.10.14 HDFC Bank SB01	Demand Draft

(D.A/ Approved layout/Service plans)

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Total fee	
Residential 51,430.06 X 4950 X 2%	50,91,576.00
Commercial 599.94 X 13000	4,67,953.00
Total	55,59,529.00
50 % Penalty	27,79,765.00
Total	83,39,294.00
Amount paid	20,84,824.00
Balance amount	62,54,470.00

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	20,84,823.00	3,75,268.00	24,60,091.00	
2	2 nd Installment with in 360 days from date of approval	20,84,823.00	2,50,179.00	23,35,002.00	
3	3 rd Installment with in 540 days from date of approval	20,84,824.00	1,25,089.00	22,09,913.00	
	Total	62,54,470.00	7,50,536.00	70,05,006.00	

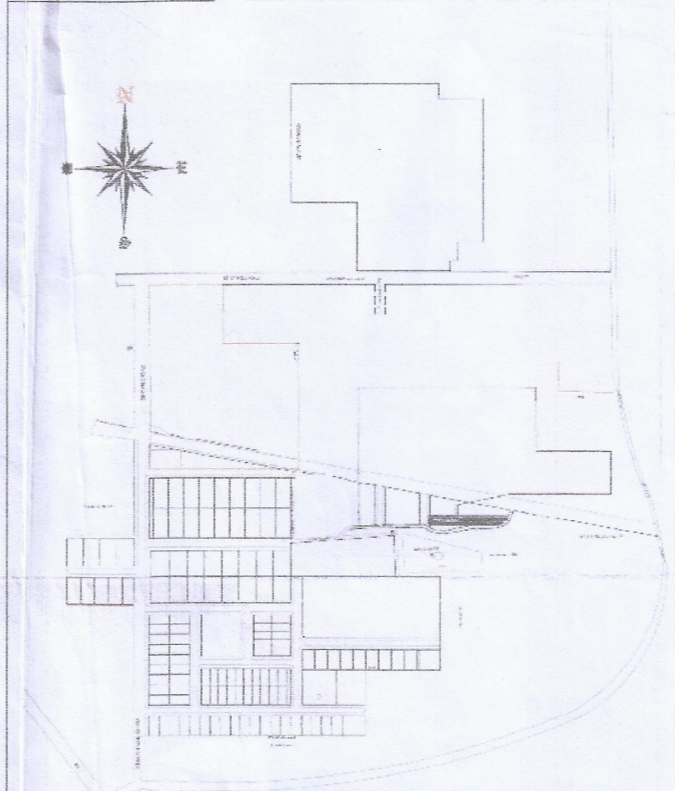
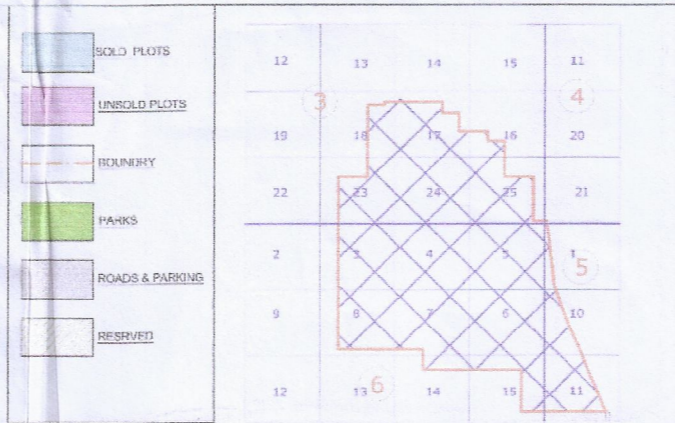
- Note :- 1) No Separate notice shall be issued for the payment of installments.
- 2) If the payment of installments not deposited within the stipulated period the Regularization Certificate granted shall be liable to be withdrawn.
- 3) This Regularization Certificate is granted subject to the decision of C.W.P. No. 4018 of 2012 (Gurdeep Kaur V/s State of Punjab & Others) pending in the Hon'ble High Court .

COMPETENT AUTHORITY

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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 with drawn and penal action against the Applicant shall be initiated.

SITE PLAN
AREA = 10.75 ACDS.



LOCATION PLAN WITH REVENUE

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

AREA DETAILS
TOTAL PLOT AREA
= 52030 SQ.YDS.(10.75 ACDS.)
AREA UNDER PLOTS
= 31808.93 SQ.YDS.(6.57 ACDS.)-61.14%
AREA UNDER SOLD PLOTS
= 27771.3 SQ.YDS.(5.74 ACDS.)-53.38%
AREA UNDER UNSOLD PLOTS
= 4037.63 SQ.YDS.(0.83 ACDS.)-7.76%
AREA UNDER PARKS
= 213.33 SQ.YDS.(0.04 ACDS.)-0.41%
AREA UNDER ROADS & PARKING
= 20007.74 SQ.YDS.(4.13 ACDS.)-38.45%

OFFICE USE

As per field. appo. of some
27.8.14
28/14
21/14

Comptroller
PL

Competent Authority
Cum-Deputy Director
PATIALA.

TITLE

SITE PLAN,
LOCATION PLAN,
AREA DETAILS.

OWNER

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

ARCHITECT

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A--AREA DETAILS					
S.R. NO.	A--Plot No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.
	471/A-485/A, 499/A, 500/A, 501/A-514/A, 570-581, 539/A-553/A	25'X45'	125	71	8875
	2025-2030, 2025/A	30'X50'	166.67	7	1166.69
	515/A-538/A	30'X60'	200	24	4800
	608-621	27'X50'	150	14	2100
	622-643	27'X50'	150	22	3300
	645-648, 651-654, 651-654, 655-658, 640/A, 640/B, 650/A, 650/B, 660/A, 660/B, 593-607, 666-678, 679-683	25'X50'	138.89	62	8611.18
	644, 665	27'X50'	150	2	300
	649, 660	31'-9\"X	176.39	2	352.78
	650, 659	34'-0\"X50'	191.67	2	383.34
	802-813	22'X45'	110	12	1320
				218	31208.99
	B--AUJLA SQUAR MARKET				
	01-18	10'X30'	33.33	18	599.94
	TOTAL	A+B		236	31808.93