

Regularization Certificate for an Unauthorized Colony

From

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

To

**Sh. JARNAIL SINGH BAJWA,
BAJWA DEVELOPERS LTD.
SCO 17-18, SUNNY ENCLAVE, DESU MAJRA,
KHARAR, DISTT. SAS NAGAR.**

No. ATP-DDLG-17/ 65

Dated: 22/12/17

With reference to your online application no. 454328 dated 27-01-2015 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, 2013".

i)	Name of the Promoter(s)/Individual(s), Company, Firm	Sh. JARNAIL SINGH BAJWA, BAJWA DEVELOPERS LTD. SCO 17-18, SUNNY ENCLAVE, DESU MAJRA, KHARAR, DISTT. SAS NAGAR.
ii)	Father's Name (in case of individuals)	-
iii)	Name of Colony (if any)	DOME CITY-2 (RESIDENTIAL)
iv)	Location (Village with H.B.No.)	FATEHULLAPUR (H.B No. 30)
v)	Total area of colony in acres	22319.32 Sq. Yards (4.61143 Acres)
vi)	Area Sold (Acre-Kanal-Marla)	15097.58 Sq. yards (3.11934 Acre)
vii)	Area under common purpose (Acre-Kanal- Marla)	7221.74 Sq. yards (1.49209 Acre)
viii)	Saleable area still with the promoter (Acre- Kanal-Marla)	-
ix)	No. of plots saleable as per layout plan. Plots sold	73 Residential Plots
x)	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 promoters

A) Detail of the Land Purchased by the Promoter

As per annexure A Attached

B) 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	15097.58 Sq. Yards (67.64%) 73 Nil Nil Nil
xv)	Area under Public Purpose with % age	7221.74 Sq. Yards (32.36%)
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) STP e) Water works and OHSR f) Dispensary/Health Centre g) Any Other Public use	Nil Nil Nil Nil Nil Nil Nil
xvii)	Area under roads and parking with % age	7221.74 Sq. Yards 32.36%
xviii)	Width of approach road	60'-0"
xix)	Width of Internal roads (Mention rang of width i.e. 35' etc)	35'
xx)	Mode of Payment	Inst <input type="checkbox"/> Lump Sum <input checked="" type="checkbox"/>
xxi)	Demand Draft/Cash	Demand Draft Amount
xxii)	Fees/Charges Received	Rs. 4,95,456/- Rs. 6,09,351/-
xxiii)	In case of Payment by	Demand Draft
xxiv)	Name of Drawee Bank	HDFC Bank & Punjab & Sind Bank

(D.A. /Approved Layout)

**Deputy Director-cum-
Competent Authority
Local Government, Patiala.**

TOTAL FEE

Commercial Fee	22319.32 x 4950 x 4%	= Rs. 44,19,226/-
25% fees		= Rs 11,04,807/-
Amount Paid		= Rs 11,04,807/-
Balance Payable		= Rs 33,14,419/-

Payment Schedule of remaining amount

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 st Installment Within 180 Days From the date of Approval	11,04,807/-	1,98,866/-	13,03,673/-
2	2 nd Installment Within 360 Days From the date of Approval	11,04,806/-	1,32,577/-	12,37,383/-
3	3 rd Instilment With in 540 Days From the date of Approval	1104806.00	66289.00	11,71,095/-
	Total	3314419.00	397732.00	37,12,151/-

Note:-

- 1) No Separate notice shall be issued for the payment of installments.
- 2) In 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 for 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 CWP No. 4018 of 2012 (Gurdeep Kaur V/s State of Punjab & others) pending in the Hon'ble High Court.

**Deputy Director-cum-
Competent Authority
Local Government, Patiala.**

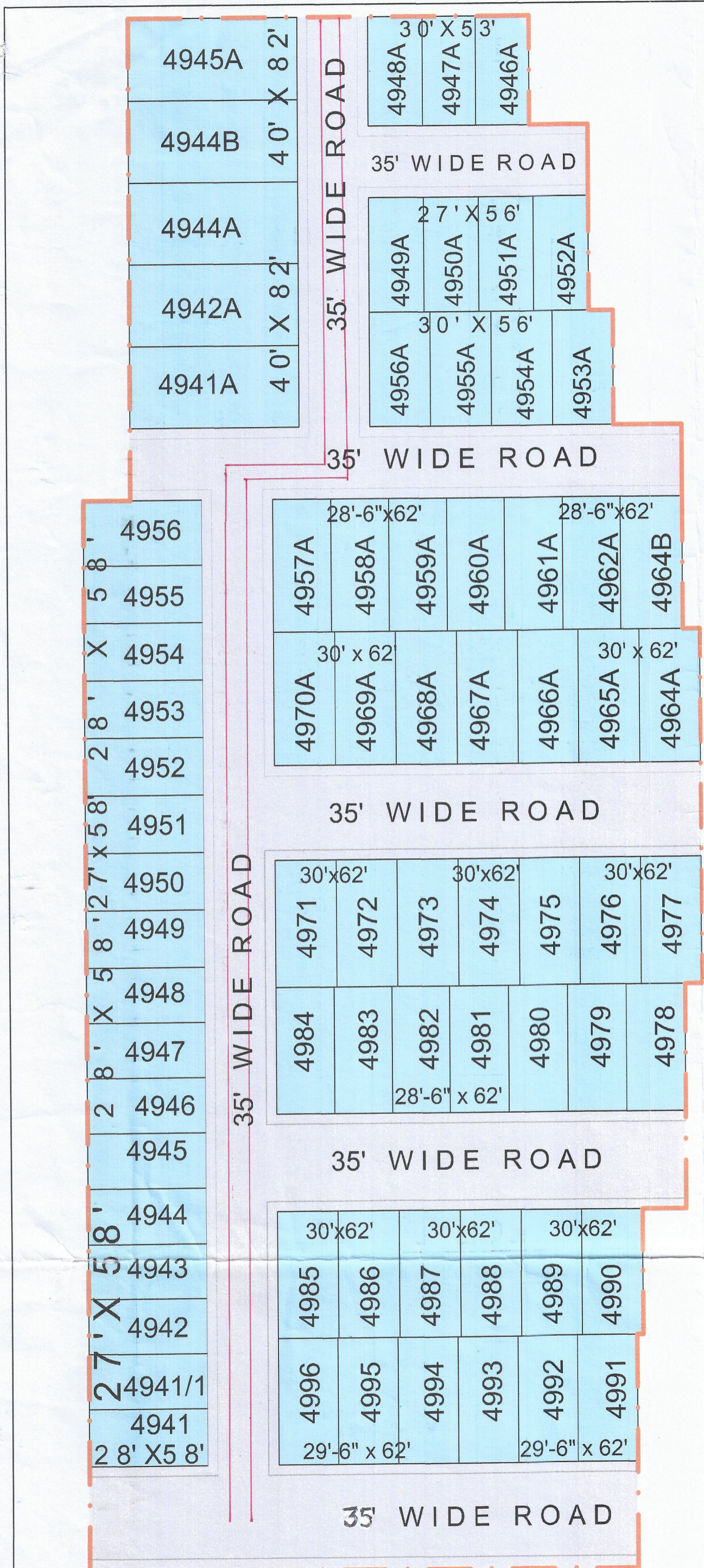
This Certificate is subject to the Verification of the information and the bank draft submitted by the applicant. In case the information provided by the applicant is found false/incorrect at any stage, the compounding of the offence shall stand withdrawn and penal action against the applicant shall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

Endst. No. ATP-DDLG-17/ 66

Dated: 22/12/17

A copy of the above is forwarded to the Executive Officer, Municipal Council, Kharar in continuation of its office letter No. 202 dated 12-05-2015, 1461 dated 30-11-2017 and the field report submitted by STP, Municipal Corporation, Patiala vide its report dated 13-12-2017 with the direction that if any discrepancy is noticed in this case the same be informed to this office immediately.

**Deputy Director-cum-
Competent Authority
Local Government, Patiala.**



AREA DETAILS

TOTAL AREA
= 22319.32 SQ.YDS. (4.61 ACRES.)

AREA UNDER PLOTS
= 15097.58 SQ.YDS. (3.12 ACRES.)-- 67.64 %

AREA UNDER SOLD PLOTS
= 15097.58 SQ.YDS. (3.12 ACRES.)-- 100%

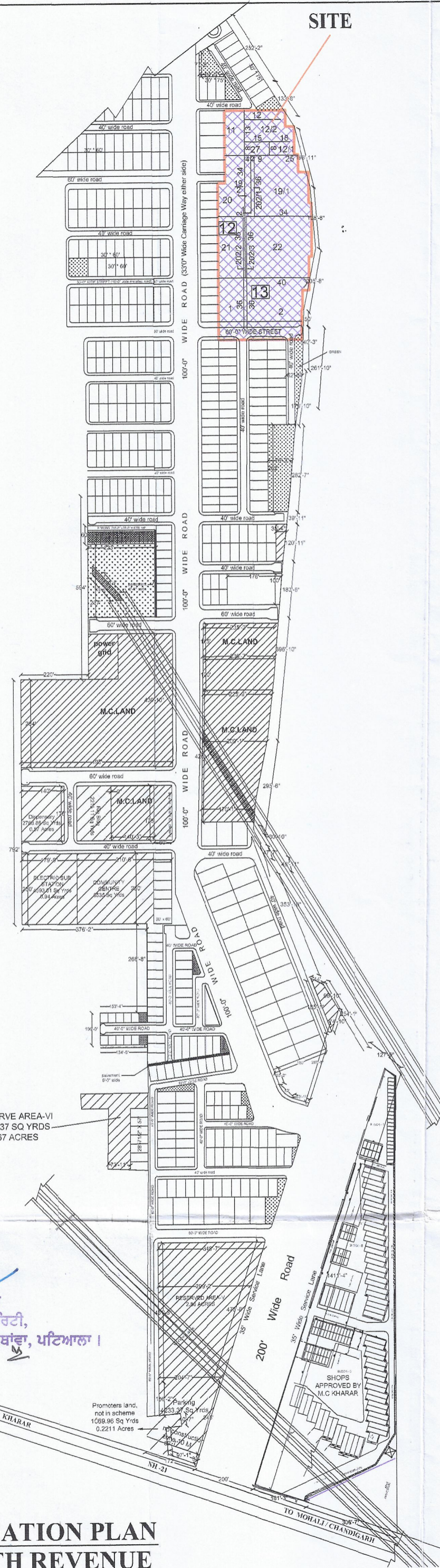
AREA UNDER ROADS
= 7221.74 SQ.YDS. (1.49 ACRES.)-- 32.36%

A---PLOT AREA DETAILS

Sl. No.	Name	SIZES	AREA In Sq.Yds	No. of Plots	Total Area in Sq.Yds.
1	4941,4946-4949,4952-4956	28'-0" x 58'-0"	180.44	10	1804.4
2	4941/1,4942-4945,4950,4951	27'-0" x 58'-0"	174	7	1218
3	4941/A-4944/A, 4944/B, 4945/A	40'-0" x 82'-0"	364.44	5	1822.2
4	4946/A-4948/A	30'-0" x 53'-0"	176.66	3	529.98
5	4949/A-4952/A	27'-0" x 56'-0"	168	4	672
6	4953/A-4956/A	30'-0" x 56'-0"	186.66	4	746.64
7	4957/A-4962/A,4964/B,4978-4984	28'-6" x 62'-0"	196.33	14	2748.62
8	4964/A-4970/A,4971-4977,4985-4990	30'-0" x 62'-0"	206.66	20	4133.2
9	4991-4996	29'-6" x 62'-0"	203.22	6	1219.32
					14894.36
TOTAL				73	14894.36

LEGEND

- SOLD PLOTS
- BOUNDRY
- UNDER ROADS



PROPOSED LAYOUT PLAN OF
'DOME CITY - 2', FOR
BAJWA DEVELOPERS LTD. IN
SUNNY ENCLAVE,
RAKBA :- FATEHULLAPUR,
TEH. :- KHARAR,
DISTT. :- S.A.S. NAGAR

OFFICE USE

[Signature]
Municipal Engineer
Municipal Council
KHARAR.

[Signature]
Junior Engineer
M.C. Kharar

[Signature]
Municipal Engineer
Municipal Council
Kharar

Executive Officer
Municipal Council
Kharar

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

ARCHITECT
[Signature]
Architect