

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
Dome City -1

No 1DDLG/ 55

Date 24/9/15

With reference to your on line application no 455044 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)	Dome City -1
iv)	Location (Village with H.B No)	Vill. Jundpur H.B NO- 28
v)	Total area of Colony in acres	81813 Sq.yds (16.90 Acre)
vi)	Area Sold (acre- kanal- Marla)	44983.32 Sq.yds(9.29 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	36829.68 Sq.yds (7.61 Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	-
ix)	No. of plots saleable as per layout plan.	204, Residential
	Plots sold	All (2 Built up)
x)	Khasra No's	khasra no. 34//4/2(2-13) ,34//5/1/1(0-1). 34//5/2/2(3-18), 6(8-0), 15(8-0), 16(2-7) 34//5/2/1(0-2) , 30//21/2(6-0) . 31//14/2/2(3-16), 16/2(6-0) 31//17/1(1-16) ,31//7/1/1/2(3-8) ,31//25(8-0), 34//5/1/2(3-19), 35//1(8-0) 30//21/2(6-0), 31//14/2/2(3-16), 17/1(1-16), 16/2(6-0), 25(8-0), 7/1/1/2(3-8), 34//5/1/2(3-19), 35//1(8-0), 30//11/2(5-7) 30//10/2/1(0-9), 10/2/3(4-1), 11/1(2-13), 30//1(8-0), 10/3/1(0-7), 2/(8-0), 21/1(2-0), 31//4/2/1(4-5), 5/1(7-15), 6/3(5-19), 15(8-0), 16/1(2-0), 26/2(0-4), 30//21/2(6-0), 31//14/2/2(3-16), 17/1(1-16), 16/2(6-0) ,25(8-0), 7/1/1/2(3-8), 34//5/1/2(3-19), 35//1(8-0) 31//4/2/1(4-5), 5/1(7-5), 6/3(5-19), 15(8-0), 16/1(2-0), 26/2(4-0), 30//1(8-0), 10/3/1(0-7), 11/2(5-7), 20(8-0), 21/1(2-0), 22(7-7), 35//2(8-0), 9/1(3-2) , 30//21/2(6-0), 31//7/1/2/2(0-15),7/2(2-11),14/1(2-16),14/2/1(0-16), 17/2(5-12),24(7-8),34//4/1(4-9),7(8-0),14(7-10), 17(2-0), 31//6/3(5-19), 15(8-0), 16/1(2-0)
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	44983.32 Sq.yds (54.98%) 204 Nil NIL NIL
xv)	Area under Public Purpose with %	36829.68 Sq.yds (45.02%)
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	3(7929.07Sq yd) NIL NIL NIL Nil Nil
xvii)	Area under roads and parking with % age	28900.61 Sq.yds (35.33%)
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 1619898/- Rs2400000/- Rs 30000/-
xxiii)	In case of Payment by`	Deposited by D.D no007663 Dt. 27.1.2015 D.D no 558504 Dt. 19.8.2015 & D.D no001897 Dt. 9.9.2015
xxiv)	Name of Drawee Bank	ICICI Bank Kharar.

(D.A/ Approved Layout)

Competent Authority

TOTAL FEE

Residential Fee	81813 X 4950 X 4%	=	Rs 1,61,98,974/-
25% Fees		=	Rs 40,49,744/-
Amount Paid		=	Rs 40,49,898/-
Balance Payable		=	Rs 1,21,49,076/-

Payment Schedule of remaining amount i.e Rs 1,21,49,076/-

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 st Installment Within 180 Days From the date of Approval	4049692/-	728945/-	4778637/-
2	2 nd Installment Within 360 Days From the date of Approval	4049692/-	485963/-	4535655/-
3	3 rd Instalment With in 540 Days From the date of Approval	4049692/-	242982/-	4292674/-
	Total	12149076/-	1457890/-	1,36,06,966/-

- 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]
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/ 56

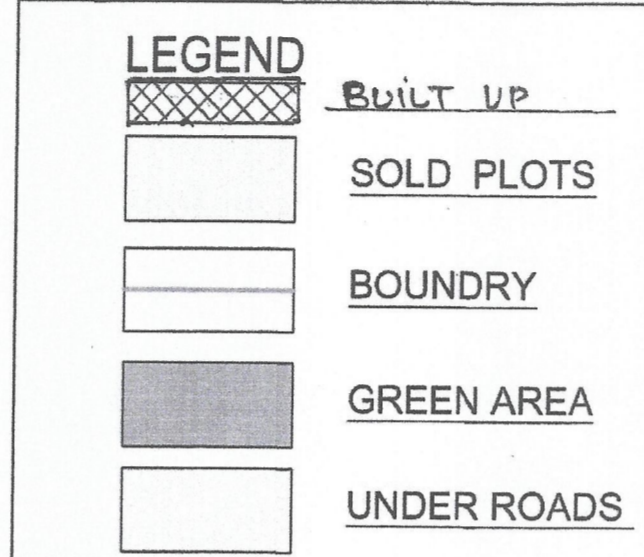
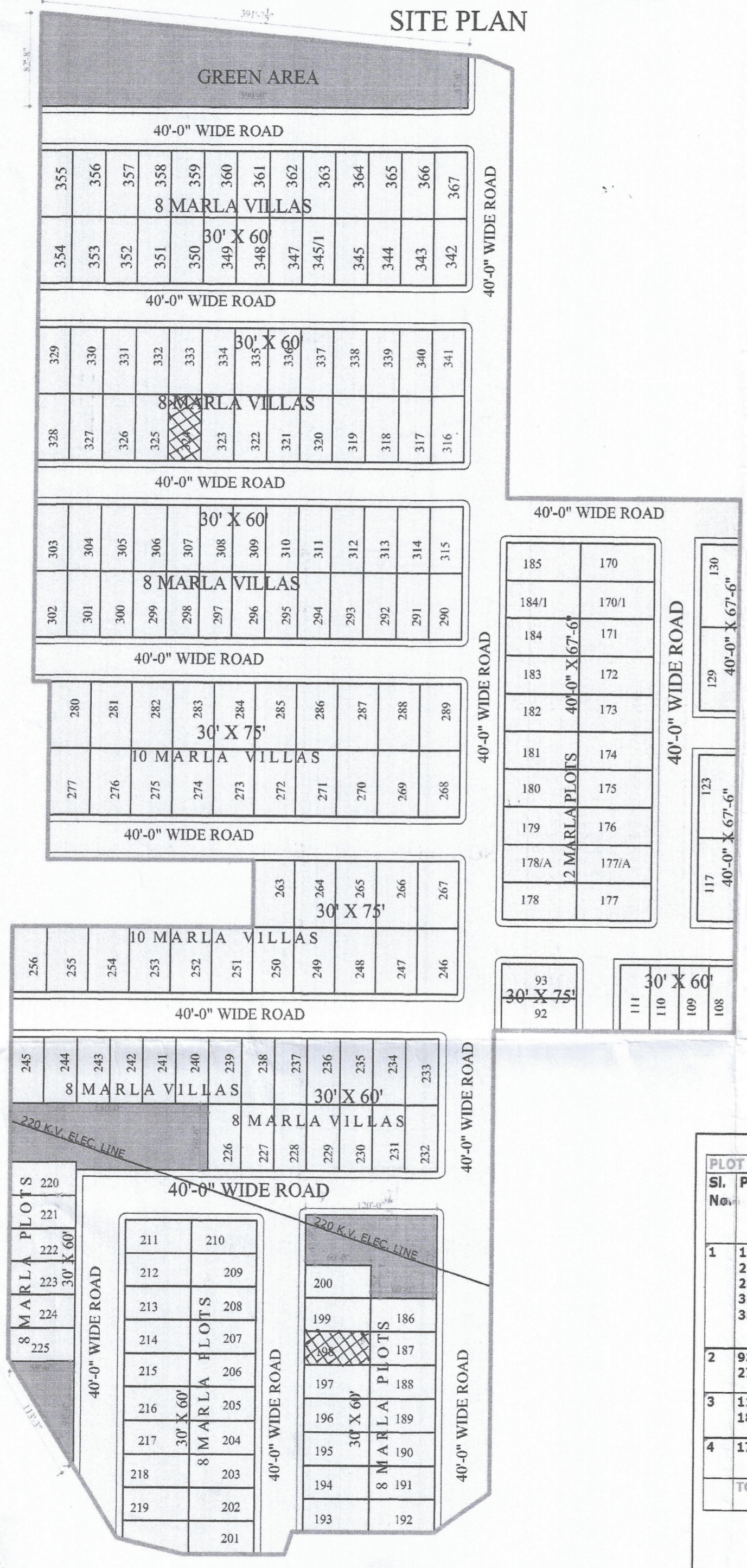
Dated 24.9.15

A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar in continuation of its office letter no 556 dated 4.8.15 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer , (Municipal Council , Zirakpur) vide its office letter no 2437 dated 4.8.2015 with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately.

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

*received
Rep (B4)*

SITE PLAN



AREA DETAILS

TOTAL AREA
= 81813 SQ.YDS. (16.90 ACRES.)

AREA UNDER PLOTS
= 44983.32 SQ.YDS. (9.29 ACRES.)-- 54.98%

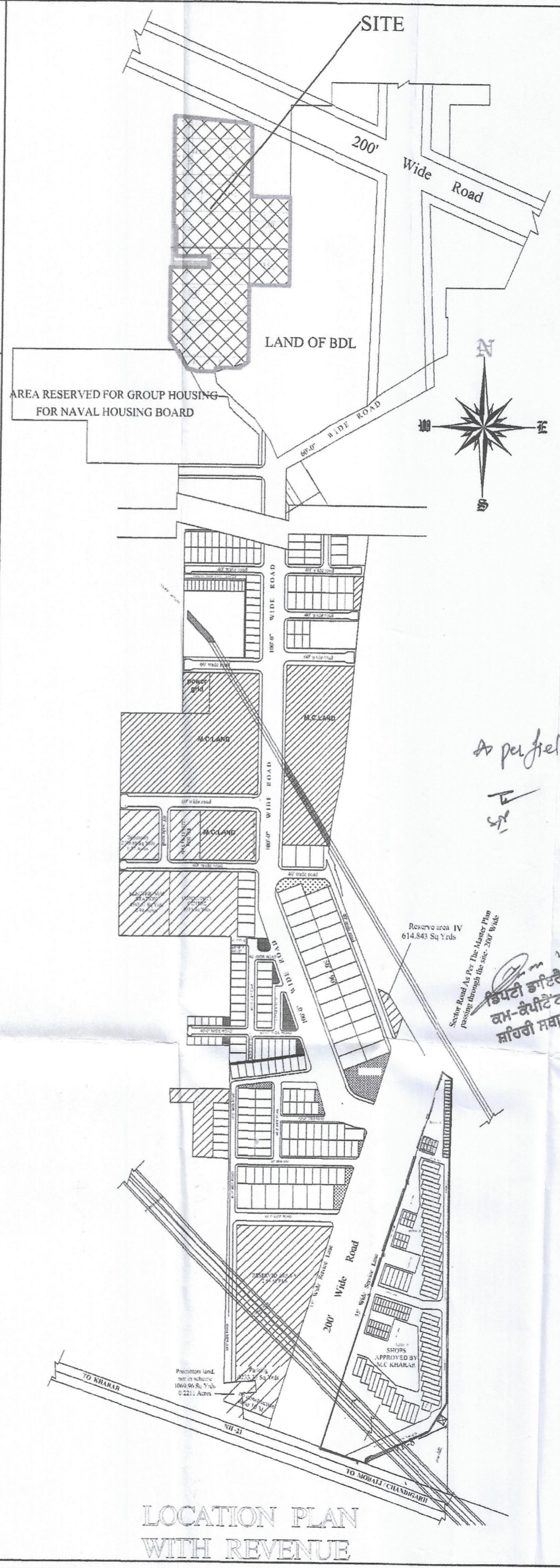
AREA UNDER SOLD PLOTS
= 44983.32 SQ.YDS. (9.29 ACRES.)-- 100%

AREA UNDER GREEN
= 7929.07 SQ.YDS.(1.64 ACRES.)-- 9.69%

AREA UNDER ROADS
= 28900.61 SQ.YDS. (5.97 ACRES.)-- 35.33%

PLOT AREA DETAILS

Sl. No.	PLOT NOS.	SIZES	AREA In Sq.Yds	No. of Plots	Total Area in Sq.Yds.
1	108-111,186-192,193-200,201-210,211-219,220-225,226-232,233-245,290-302,303-315,316-328,329-341,342-354,355-367,345/1	30'-0" X 60'-0"	200	142	28400
2	93-92,246-256,258-267,268-277,280-289,	30'-0" X 75'-0"	250	38	9500
3	117,123,129,130,170-177,178-185,170/1,184/1	40'-0" X 67'-6"	300	22	6600
4	177/A,178/A	29'-0" X 75'-0"	241.66	2	483.32
TOTAL				204	44983.32



PROPOSED LAYOUT PLAN OF "DOME CITY-I", (RESIDENTIAL) FOR, BAJWA DEVELOPERS LTD. IN SUNNY ENCLAVE, RAKBA :- JANDPUR, TEH. :- KHARAR, DISTT. :- S.A.S. NAGAR

OFFICE USE

Asst. Municipal Engineer
Municipal Council
KHARAR

Junior Engineer
M.C. Kharar

Municipal Engineer
Municipal Council
Kharar

Executive Officer
Municipal Council
Kharar

OWNER

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

ARCHITECT

Tand