

Regularization Certificate for an Unauthorized Colony

From

Competent Authority,
Cum-Deputy Director
Local Government Patiala.

To

M/s Bajwa developers Ltd.
s.c.o No. 17-18, sector 125,
sunny enclave, Mohali,
Global city Kharar

No. IDD/LG/

87

Date

20-7-16

With reference to your online application no. 426630 dated 29-12-2014 the Regularization certificate for the colony, particular of which are given below, is hereby issued under section 4 of "The Punjab Laws (special provixion) Act 2013".

i)	Name of the Promoter(s)/ (Individual(s), company, Firm	M/s Bajwa developers Ltd. through S. Jarnail singh Bajwa (M.D)
ii)	Fathers Name (in case of individuals)	-
iii)	Name of colony (if any)	Global City Kharar
iv)	Location (village with H.B.No)	Harlalpur H.B No 181-184
v)	Total area of colony in acres	80791.00 sq yard (16.69acre)
vi)	Area sold (Acre-kanal-marla)	36117.23 sq yard (7.46 acres)
vii)	Area under common purpose (Acre-kanal-marla)	33852.05 sq yd. (6.99 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	10821.72 sq yd(2.24 acre)
ix)	No of plots saleable as per layout plan	348
x)	Khasra Nos.	Attached Annexure B
xi)	Type of colony (Resi/comm/ind)	Residential
xii)	Year of establishment of colony	after 17-8-2007
xiii)	Detail of purchase of land as per registered sale deed and registered agreement to sell by the Promoter B) 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	46938.95 sq yard (58.09%)
	c) No. of saleable plots	348
	d) No. of commercial plots	-
	e) No. of industrial plots	-
	f) No. of plots under any other saleable use.	-
xv)	Area under Public purpose with % age	33852.05 (41.91%)

xvi)	Public facilities provides in the colony, if any	
	g) No. of parks/open spaces & community clubwith area.	3323.37 (4.11%)
	h) No of schools with area	-
	i) No. of community centre with area	-
	j) STP	-
	k)water works and OHSR	-
	l) Dispensary / health centre	-
	m) any other public use.	-
xvii)	Area under roads and park with %age	30528.68sq yd (37.80%)
xviii)	width of approach road	45'-35'
xix)	width of internal road(mention range of width i e 20'-40' etc)	35'-0
xx)	Mode of payment received	By installment
xxi)	Demand draft/Cash	Demand draft
xxii)	Fees / charges received	Rs.1600000.00 Rs.2400000.00
xxiii)	In case of payment by	D D no 237292 dated 27-12-14 and 713043 dated 1-7-16
xxiv)	Name of Drawee Bank	ICICI and PNB

(D) A/ Approved layout)

Total Fee

Competent Authority

का-रूपरेट मण्डली,
महिला मन्डली, नैसर्गिक, पटिआला ।

Residential Fee	80791x4950x4%	15996618.00
25% fee		Rs 3999154.00
Amount paid		Rs 4000000.00
Balance payable		Rs 11996618.00

Payment Schedule

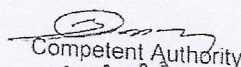
Sr.no	Installments	Amount	Interest 12% P.A	Total amount
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1st installment within 180 days from date of approval	3998873.00	719798.00	4718671.00
2nd installment within 360 days from date of approval	3998873.00	479865.00	4478738.00
3rd installment within 540 days from date of approval	3998872.00	239932.00	4238804.00
Total	11996618.00	1439595.00	13436213.00

Note 1)

- 1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer vide letter no. 437 dated 4-7-2016 had informed to this office that 25% fee had been deposited by the colonizer. 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 Regularization Certificate is granted subject to the decision of C.W.P No 4018 of 2012 (Gurdeep Kaur vs state of punjab & others) pending in the Hon'ble High Court.
- 5) That the certificate is issued as per the recommdation of Executive officer, STP and Municipal engineer.
- 6) That if subsequently any defect is found in ownership. Any other documents or any encroachment will found,owner/developer shall be liable for the same.

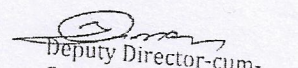

Competent Authority
ਪਿਪਟੀ ਕਮਿਟੀ ਮੁਕਤਸਰ

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/

Dated:

A copy of the above is forwarded to the Executive officer, Municipal Council Kharar with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately.


Deputy Director-cum-
Competent Authority
Local Government patiala

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Cum-Deputy Director
Local Government Patiala.**

To

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s.c.o No. 17-18, sector 125,
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No. 1DDLG/

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(2)

(D.A/ Approved layout)

Total Fee


Competent Authority
ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
ਕਮ- ਚੀਫ਼ ਆਫਿਸਰ
ਪਬਲਿਕ ਵਰਕਸ ਸੈਕਸ਼ਨ, ਮੁਕਤਸਰ

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6/2
 Competent Authority
 ਮੁਕਤੀ ਸੰਸਥਾ,
 ਕਾਮ ਕੰਪੋਜ਼ਿਟ ਅਥਾਰਿਟੀ,
 ਸ਼ਹਿਰੀ ਸੇਵਾ ਸੰਸਥਾ

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 Competent Authority
 Local Government patiala
 ਮੁਕਤੀ ਸੰਸਥਾ, ਪਟਿਆਲਾ

