

Highway City

From

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

To,

M/s Bajwa Developers Ltd.  
Through Jarnail Singh Bajwa S/o Bishan Singh  
R/o Sunny Enclave, Desu Majra Kharar

No. E.O/ 146

Dated 9/6/14

With reference to your application 268942 dated 14.12.2013 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 2013.

I)	Name of the promoter (s) (individual (s), Company, firm)	M/s Bajwa Developers Ltd. Through Jarnail Singh Bajwa S/o Bishan Singh ,R/o Sunny Enclave, Desu Majra Kharar
II)	Fathers Name	
III)	Name of the Colony	<b>Highway City Jhungian</b>
IV)	Location (Village with H.B No)	Village <b>Jhungian</b> H.B. -29
V)	Total area of colony in acres	15.37 Acre or 74390 Sq.Yd
VI)	Area Sold (Acre-Kanal-Marla)	6.47 Acre ( 31310.01 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	7.15 Acre Or (34614.72 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	1.75 Acre Or (8466 .07 Sq.yd)
IX)	No of Plots saleable as per layout plan.	375
(X)	Khasra No.	<b>As per Annexure -A , Attached</b>
XI)	Type of colony (resi./ind./comm.)	Residential/Commercial
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		
<b>(A) Detail of land Purchased by the promoters</b>		
Sr. No.	Registered sale deed Area/Khasra No/ Date & Number	Registered Agreement Area/Khasra no/Date & Number Total area to sell

ਮਾਮਲਾ ਨੰਬਰ 146  
ਦਿੱਤਾ ਗਿਆ ਹੈ।  
ਮੁੱਲ: 146

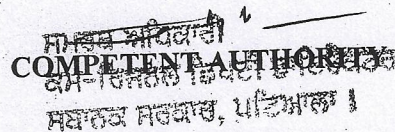
**As per Annexure attached (A)**

<b>(B) Detail of plots sold by the promoters through registered sale deed &amp; Agreement to sell</b>		
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 (B)**

XIV)	Saleable area with % age	39776.08 Sq.yd Or 53.47 %
	a) No of residential plots	297
	b) No of commercial plots/ shops	78
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	34614.72 Sq.yd Or 46.53 %
XVI)	Public facilities provides in the colony if any	----
	A) No of parks/ open spaces with area	4992.03 (6.71%)
	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	----
XVII)	Area under roads with %age	29622.69 Sq, Yd (39.82%)
XVIII)	Width of approach road	22'
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	35'
XX)	Mode of payment received	<b>Installment</b>
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received	Amount Rs. 8,77,393/- + 16,00,000/- Total 24,77,393/-
	In case of payment by	D.D.No. 003198 , 253163
		Dated 06.12.2013 04.06.2014
		HDFC Bank ICICI

(D.A/Approved layout/Service plans)



  
**COMPETENT AUTHORITY**
  
 HUDA, Gurgaon, Haryana

<b>Total fee</b>	
Residential 71990/- X 4950 X 2%	71,27,010.00
Commercial Area 2299 X 4950 X 6 % 7,12,503/-	7,12,503.00
25 % Late Penalty	19,59,878.00
<b>Total</b>	<b>97,99,392.00</b>
Amount paid	24,77,393.00
Balance amount	73,21,999.00

**PAYMENT SCHEDULE**

S.No.	Installments	Amount	Interest	Total amount	Payment Received
			12% P.A		
1	1 <sup>st</sup> Installment with in 180 days from date of approval	24,40,666.00	4,39,320.00	28,79,986.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	24,40,666.00	2,92,880.00	27,33,546.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	24,40,667.00	1,46,440.00	25,87,107.00	
	<b>Total</b>	<b>73,21,999.00</b>	<b>8,78,640.00</b>	<b>82,00,639.00</b>	

- 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**  
ਸਰਕਾਰ ਪੰਜਾਬ, ਲੁਧਿਆਣਾ ।

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.

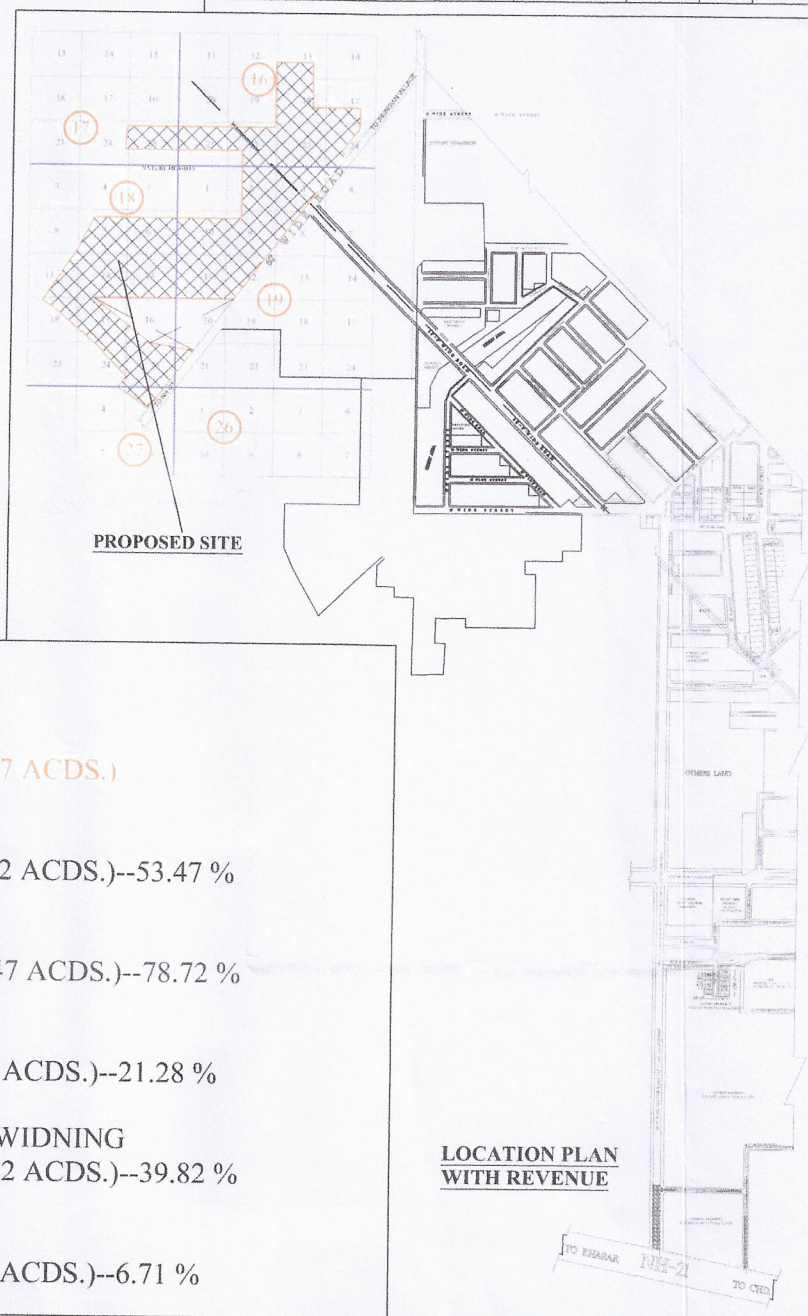


PROPOSED LAYOUT PLAN OF  
**"HIGHWAY CITY"**, FOR  
 BAJWA DEVELOPERS LTD.  
 IN SUNNY ENCLAVE,  
 RAKBA :- JHUNGIAN,  
 TEH. :- KHARAR,  
 DISTT. :- S.A.S.NAGAR.

SR. NO	Plot No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.
1	8226/C-8239/C	27'-0"X50'-0"	150	14	2100
2	8248/C-8271/C	22'-6"X42'-0"	105	24	2520
3	8308/C-8319/C	21' X 45'	105	12	1260
4	8320/C	26' X 45'	130	1	130
5	8321/C & 8342/C,8343/C & 8364/C	33' X 50'	183.33	4	733.32
6	8322/C-8331/C,8332/C-8341/C, 8344/C-8353/C,8354/C-8363/C,	25' X 50'	138.89	62	8611.18
7	8365/C & 8386/C	27' X 50'	150	2	300
8	8399/C-8411/C	20' X 45'	100	13	1300
9	8398/C	21' X 45'	105	1	105
10	8422/C-8430/C	20' X 45'	100	9	900
11	8412/C-8421/C,8431/C-8437/C	20' X 45'	100	17	1700
12	8422/D - 8457/D	20' X 47'-6"	105.5	36	3798
13	8458/D - 8474/D	30' X 69'	230	17	3910
14	8201/D-8209/D	21'-6" X 45'	107.5	9	967.5
15	8210/D-8229/D	21'-6" X 62'	148.11	20	2962.2
16	8230/D-8235/D,8240/D-8248/D, 8249/D-8260/D	22' X 49'	119.78	27	3234.06
17	8236/D-8239/D		80	4	320
18	8387/C-8391/C, 8396/C-	25' X 45'	125	7	875
19	8401/D-8418/D	22' X 45'	110	18	1650
21	HIGHWAY CITY MARKET				
	601-633,634-654	10' x 30'-0"	33.33	54	1799.82
22	DAISY MARKET				
	1-13,14-24	10' x 22'-6"	25	24	600
<b>TOTAL</b>			<b>375</b>	<b>39776.08</b>	

**LEGEND**

- SOLD PLOTS
- UNSOLD PLOTS
- BOUNDRY
- GREEN
- ROADS & PARKING
- BUILT UP AREA



**AREA DETAILS**

TOTAL PLOT AREA	= 74390.8 SQ.YDS. (15.37 ACDS.)
AREA UNDER PLOTS	= 39776.08 SQ.YDS. ( 8.22 ACDS.)--53.47 %
AREA UNDER SOLD PLOTS	= 31310.01 SQ.YDS. ( 6.47 ACDS.)--78.72 %
AREA UNDER UNSOLD PLOTS	= 8466.07 SQ.YDS.( 1.75 ACDS.)--21.28 %
AREA UNDER PARKINGS & ROAD WIDNING	= 29622.69 SQ.YDS. ( 6.12 ACDS.)--39.82 %
AREA UNDER GREEN	= 4992.03 SQ.YDS. ( 1.03 ACDS.)--6.71 %

OFFICE USE

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As per field report of So me  
 SPP 29.4.14  
 [Signatures]

OWNER: [Signature]

ARCHITECT: [Signature]

**SITE PLAN --- (AREA= 15.37 ACDS.)**