

Honey Commercial

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/ 147

Dated 9/6/14

With reference to your application 272967 dated 19.12.2013 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>Honey Commercial Complex</b>
IV)	Location (Village with H.B No)	Village Desumajra/Fatehullapur H.B. -31/30
V)	Total area of colony in acres	3.94 Acre or 19064 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	1.61 Acre ( 7813.59 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	2.23 Acre Or (10771.41sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	0.10 Acre Or (479 Sq.yd)
IX)	No of Plots saleable as per layout plan.	153
(X)	Khasra No.	<b>As per Annexure -A , Attached</b>
XI)	Type of colony (resi./ind./comm.)	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	<b>Registered Agreement</b> Area/Khasra no/Date & Number <b>Total area</b> to sell

52  
2014/06/09  
2014/06/09



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	8292.59 Sq.yd Or 43.49 %
	a) No of residential plots	-----
	b) No of commercial plots/ shops	153
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	10771.41 Sq.yd Or 56.51 %
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	10771.41 Sq, Yds, (56.51%)
XVII)	Area under roads with %age	----
XVIII)	Width of approach road	200'
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	----
XX)	Mode of payment received	<b>Installment</b>
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received	Amount Rs. 7 07,743/- + 10,62,000/- Total 17,69,743/-
	In case of payment by	D.D.No. 003296 , 253162
		Dated 13.12.2013 04.06.2014
		HDFC Bank ICICI

(D.A/Approved layout/Service plans)

**COMPETENT AUTHORITY**

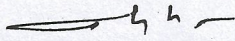
<b>Total fee</b>	
Residential	Nil
Commercial Area 19064 X 4950 X 6 % 56,62,008/-	56,62,008.00
25 % Late Penalty	14,15,502.00
Total	70,77,510.00
Amount paid	17,69,743.00
Balance amount	53,07,767.00



**PAYMENT SCHEDULE**

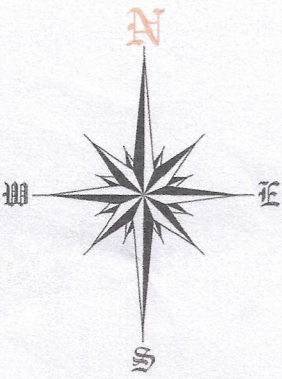
S.No.	Installments	Amount	Interest	Total amount	Payment Received	
			12% P.A			
1	1 <sup>st</sup> Installment with in 180 days from date of approval	17,69,256.00	3,18,465.00	20,87,721.00		
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	17,69,256.00	2,12,310.00	19,81,566.00		
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	17,69,255.00	1,06,155.00	18,75,410.00		
	<b>Total</b>	<b>53,07,767.00</b>	<b>6,36,930.00</b>	<b>59,44,697.00</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**  
ਪੰਜਾਬ ਸਰਕਾਰ  
ਸਮਾਂ-ਕਮਰੇ ਵਿਖੇ ਜਲੰਧਰ

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.





SR. NO	BOOTH/SHOWROOM	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.
1	1007-1017	16'-6"X66'-0"	121	11	1331
2	1024-1040,1040/A,1041-1044	16'-6"X66'-0"	121	22	2662
3	1045-1047,1047A,1047B,1048-1055,1055A,1055B,1056-1075,	10'-0"X30'-0"	33.33	35	1166.55
4	1083-1104,1104A,1105-1111,1111A,1111B,1111C	10'-0"X30'-0"	33.33	33	1099.89
5	1112,1113,	10'-0"X30'-0"	33.33	2	66.66
6	1115,1115A,1116-1119,1120-1122,1122/A,1123,1123/A,1124, 1124/A,1125,1125/A,1126, 1126/A,1127-1132	10'-0"X30'-0"	33.33	24	799.92
7	1147,1147A-1147/E,1147/F,1146,1145/B,1145/A, 1145,1144,1143,1149,1150, 1150/A-1150/F, 1151, 1152,1152A,1152B,1153	10'-0"X30'-0"	33.33	26	866.58
8	1154,1154A,1154B	10'-0"X30'-0"	33.33	3	99.99
9	plot-- 7121/A	30' x 60'	200	1	200
			<b>TOTAL</b>	<b>157</b>	<b>8292.59</b>

**AREA DETAILS**

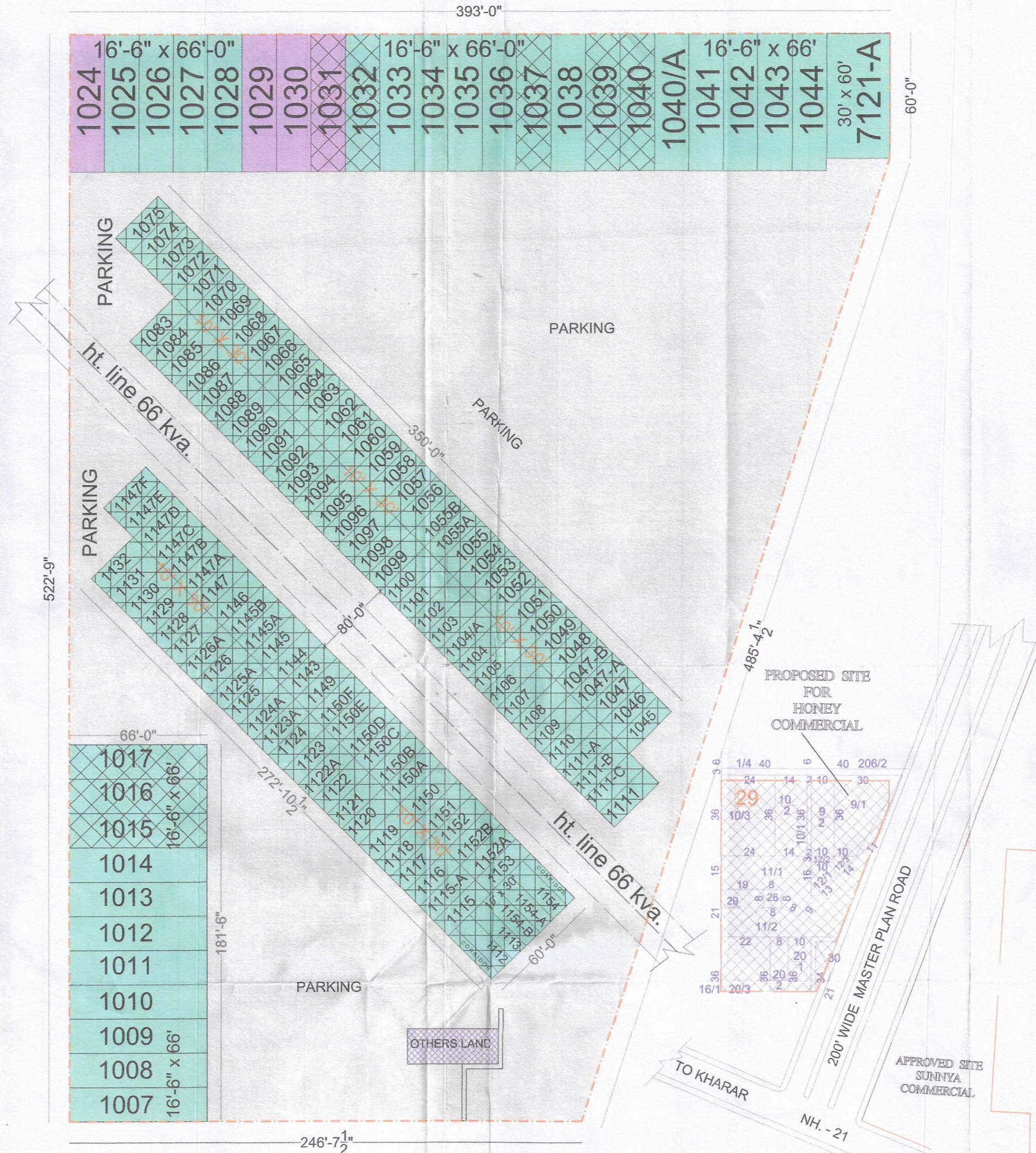
**TOTAL PLOT AREA**  
= 19064.00 SQ.YDS. (3.9388 ACDS.)

**AREA UNDER BOOTHS & S.C.O.**  
= 8292.59 SQ.YDS. (1.71 ACDS.)-43.50 %

**AREA UNDER SOLD**  
= 7813.59 SQ.YDS. (1.61 ACDS.)-94.22 %

**AREA UNDER UNSOLD**  
= 479 SQ.YDS. (0.1 ACDS.)-5.78 %

**AREA UNDER PARKING**  
= 10771.41 SQ.YDS. (2.22 ACDS.)-56.50 %



SITE PLAN ( AREA = 3.9388 ACDS. )

LOCATION PLAN WITH REVENUE

PROPOSED LAYOUT PLAN OF  
**"HONEY COMMERCIAL COMPLEX",**  
 FOR "BAJWA DEVELOPERS LTD."  
 IN SUNNY ENCLAVE,  
 RAKBA :- DESUMAJRA/  
 FATEHULLAPUR,  
 TEH. :- KHARAR,  
 DISTT. :- S.A.S. NAGAR.

OFFICE USE

As per field report of EoM  
 29.4.14

LEGEND

- SOLD PLOTS
- UNSOLD PLOTS
- BOUNDRY
- OTHERS LAND
- ROADS & PARKING
- BUILT UP AREA

OWNER

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

SCALE

N.T.S.

ARCHITECT