

From

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

To,

Sh. Bajwa Developers Ltd.
SCO No. 17-18 Sunny Enclave
Village Desumajra Teh Kharar
Distt. SAS Nagar (Pb.)
Through S. Jarnail Singh Bajwa (M.D.)

No. E.O/ 227

Dated 29-12-14

With reference to your application 268997 dated 13.12.2013 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)	Sh. Bajwa Developers Ltd.SCO No. 17-18 Sunny Enclave,Village Desumajra Teh Kharar
II)	Fathers Name	Distt. SAS Nagar (Pb.) Through S. Jarnail Singh Bajwa (M.D.)
III)	Name of the Colony	Honey View-II
IV)	Location (Village with H.B No)	Village JHUNGIAN, H.B. -29
V)	Total area of colony in acres	1.72 Acre or 8324.80 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	0.49 Acre (2364.36 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	1.23 Acre Or (5960.44 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	Nil
IX)	No of Plots saleable as per layout plan.	38
(X)	Khasra No.	Khata no. 59/73, khasra no. 3//13/2(3-10), 12(8-0), 13/1(0-16), 18(7-0), 19(8-0), 20(8-0), 21(8-0), 22(8-0), 23(8-0), 24(1-17), 4//16(8-0), 25/1(5-16), 25/2(2-4), 10//6/1(0-17) kite 14 area 78 kanal 0, Khata no. 14, 15, 122/21, 22, 146, khasra no. 4//18(7-4), 23/1(5-0), 23/2(2-4), 24/1(3-8), 9//3(7-4), 4(8-0), 5/1(5-16), 5/2(2-4), 6/1(4-13), 7/2(4-11), 8/1/1(4-0) kite 11 area 54 kanal 4 marle
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	

[Signature]
Competent Authority
-Cum-Deputy Director
Patiala.

(A) Detail of land Purchased by the promoters		
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 (A)

(B) Detail of plots sold by the promoters through registered sale deed & Agreement to sell		
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	2364.36 Sq.yd Or (28.40 %)
	a) No of residential plots	----
	b) No of commercial plots/ shops	38
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	5960.44 Sq.yd Or (71.60 %)
XVI)	Public facilities provides in the colony if any	----
	A) No of parks/ open spaces with area	247.14 (2.97%)
	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	5713.30 (68.63%)
XVII)	Area under roads with % age	5960.44 Sq.yd Or (71.60 %)
XVIII)	Width of approach road	35'
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	--
XX)	Mode of payment received	Installment
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount	Rs. 3,66,108/-+ 16,63,062/- Total 20,29,170/-
	In case of payment by D.D.No.	003294, 273291
	Dated	13.12.2013 27.12.14
		HDFC BANK ICICI BANK

(D.A/Approved layout/Service plans)

COMPETENT AUTHORITY

Director

Total fee	
Residential	-----
Commercial 8324 .80 X 13000 X 6%	64,93,344.00
25 % Late Penalty	16,23,336
Total	81,16,680.00
Amount paid	20,29,170.00
Balance amount	60,87,510.00

PAYMENT SCHEDULE

Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 st Installment with in 180 days from date of approval	20,29,170.00	3,65,250.00	23,94,420.00	
2	2 nd Installment with in 360 days from date of approval	20,29,170.00	2,43,500.00	22,72,670.00	
3	3 rd Installment with in 540 days from date of approval	20,29,170.00	1,21,750.00	21,50,920.00	
	Total	60,87,510.00	7,30,500.00	68,18,010.00	

- 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

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.

