

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/ 223

Dated 26-12-14

With reference to your application 295381 dated 31.01.2014 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 Distt. SAS Nagar (Pb.) Through S. Jarnail Singh Bajwa (M.D.)
II)	Fathers Name	Naval <u>Market</u> -II
III)	Name of the Colony	<b>Village Fatehullapur H.B. -30</b>
IV)	Location (Village with H.B No)	0.34 Acre or 1633.33 Sq.Yd
V)	Total area of colony in acres	0.19283 Acre (933.30 Sq. Yrd.)
VI)	Area Sold (Acre-Kanal- Marla)	0.144.63 Acre Or ( 700.00 Sq.yd)
VII)	Area under common purpose (Acre-Kanal-Marla)	Nil
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	15
IX)	No of Plots saleable as per layout plan.	Khata no. 19/32, 240/314, khasra no. 4//1(2-9), 2(0-7), 8(3-13), 9(6-14), 10(8-0), 5//5(6-19), 7(7- 4), 26(0-8), 6(7-12) kite 9 area 43 kanal 16 marle
(X)	Khasra No.	Commercial
XI)	Type of colony (resi./ind./comm.)	After 17-08-2007
XII)	Year of establishment of the colony	
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 <b>Total area to sell</b>

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	933.30 Sq.yd Or (57.14 %)
	a) No of residential plots	----
	b) No of commercial plots/ shops	15
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	700 Sq.yd Or (42.86 %)
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, <u>Parking</u>	700 Sq.yd
XVII)	Area under roads with % age	----
XVIII)	Width of approach road	30
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. 40,076/- +4,37,673 /- Total 4,77,749/-
	In case of payment by D.D.No.	000839, 238075
	Dated	31.01.2014 26.12.14
		HDFC BANK ICICI BANK

(D.A/Approved layout/Service plans)

COMPETENT AUTHORITY

Total fee	
Residential	----
Commercial 1633.33 X 13000 X 6%	12,73,997.00
50 % Late Penalty	6,36,999.00
Total	19,10,996.00
Amount paid	4,77,749.00
Balance amount	14,33,247.00

(3)

(8)

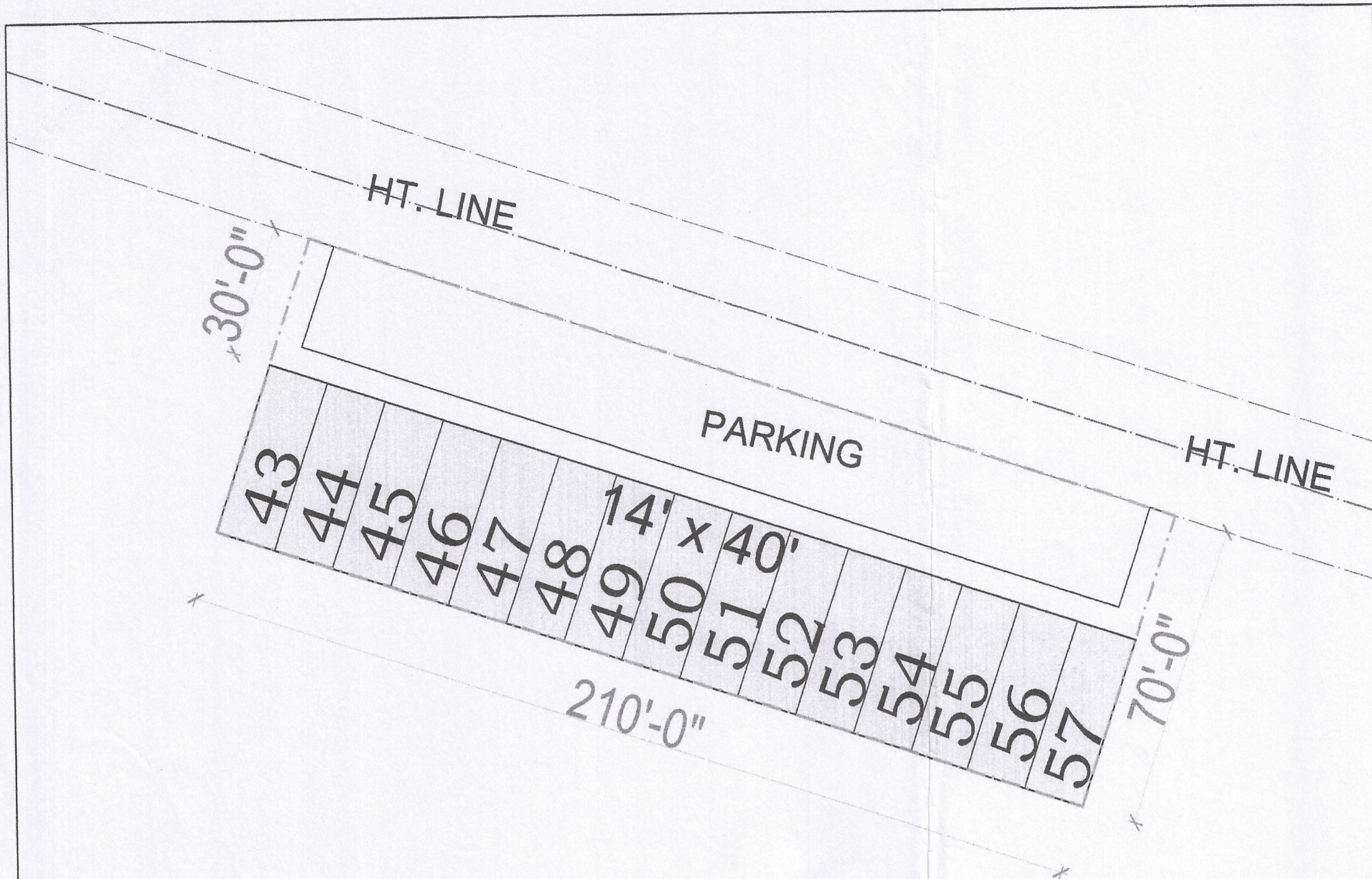
### PAYMENT SCHEDULE

Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 <sup>st</sup> Installment with in 180 days from date of approval	4,77,749.00	85,995.00	5,63,744.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	4,77,749.00	57,330.00	5,35,079.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	4,77,749.00	28,665.00	5,06,414.00	
	<b>Total</b>	14,33,247.00	1,71,990.00	16,05,237.00	

- 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.



**SITE PLAN - 0.34 ACRS.**

BOOTH	SIZE	NO.	AREA
43-57---	14' X 40'-----15---	62.22x15	=933.3 SQ.YDS.

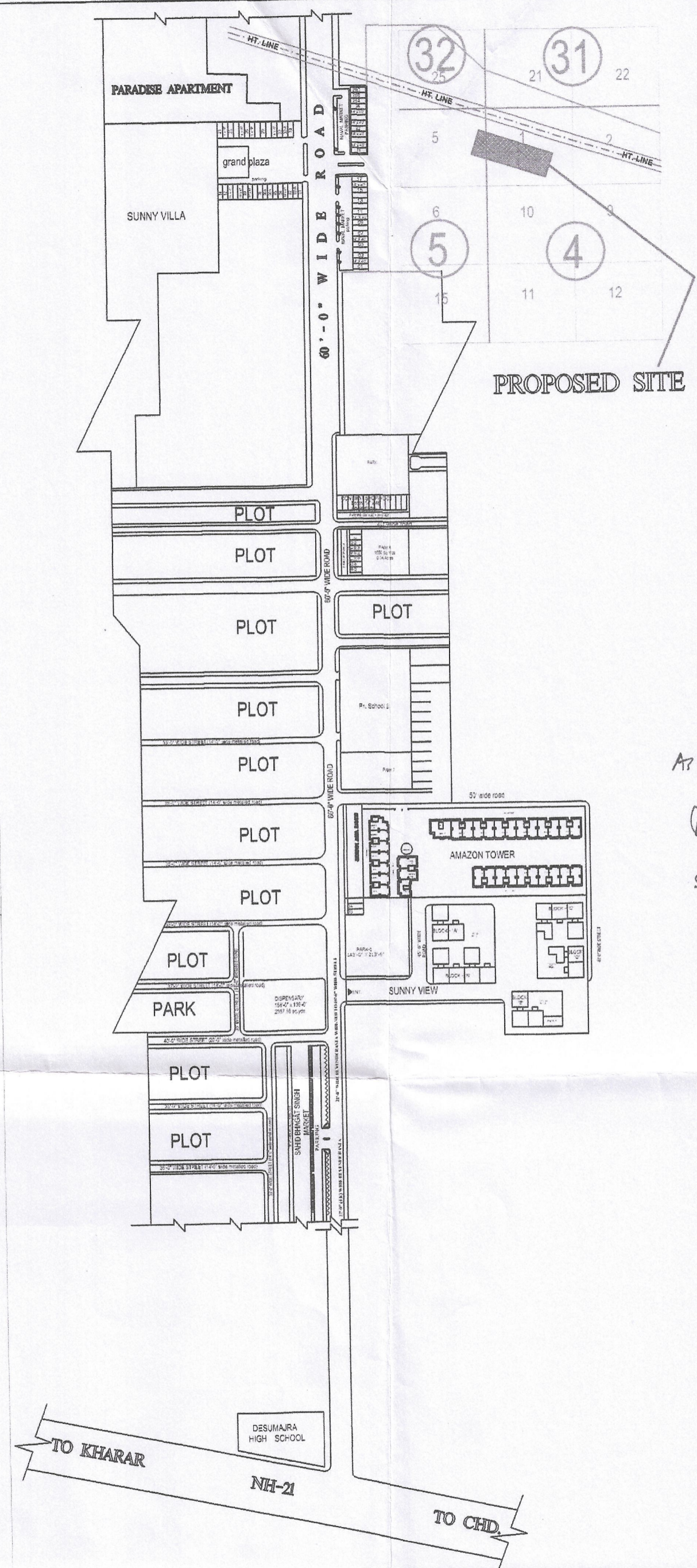
**AREA DETAILS**

**TOTAL PLOT AREA**  
= 1633.33 SQ.YDS. ( 0.34 ACDS. )

**AREA UNDER PLOTS**  
= 933.3 SQ.YDS (0.19 ACDS.)-57.14 %

**AREA UNDER SOLD PLOTS**  
= 933.3 SQ.YDS (0.19 ACDS.)-100 %

**AREA UNDER PARKINGS**  
= 700 SQ.YDS ( 0.14 ACDS. ) -42.86 %



**KEY PLAN**

PROPOSED LAYOUT PLAN  
OF "NAVAL MARKET-II", IN  
SUNNY ENCLAVE,  
RAKBA :- FATEHULLAPUR  
TEH. :- KHARAR,  
DISTT. :- S.A.S. NAGAR.

**LEGEND**

- SOLD PLOTS
- UNSOLD PLOTS
- BOUNDRY
- GREEN
- ROADS & PARKING

**OFFICE USE**

As per field report of EOMC  
 07.8.14  
 J.S. Bajwa  
 Managing Director

**OWNER**

For Bajwa Developers Limited  
 J.S. Bajwa  
 Managing Director

**ARCHITECT**

*(Signature)*