

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/ 230  
Dated 29/12/14

With reference to your application 278686 dated 28.12.2013 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 Distt. SAS Nagar (Pb.) Through S. Jarnail Singh Bajwa (M.D.)
II)	Fathers Name	NAVAL MARKET KHARAR
III)	Name of the Colony	Village Fatehullapur, H.B. -31
IV)	Location (Village with H.B No)	
V)	Total area of colony in acres	0.68 Acre or 3291.20 Sq.Yd
VI)	Area Sold (Acre-Kanal-Marla)	0.37 Acre ( 1804.38 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	0.31 Acre Or ( 1486.82 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	Nil
IX)	No of Plots saleable as per layout plan.	29
(X)	Khasra No.	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 Khata no. 206/259, khasra no. 5//4/1(0-8), 4/2(2-12), 4/3(0-16), 4/4(3-8) kite 4 area 7 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		
(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 sellk

As per Annexure attached (A)

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**(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
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As per Annexure attached (B)

XIV)	Saleable area with % age a) No of residential plots b) No of commercial plots/ shops d) No of plots under any other saleable use	1804.38 Sq.yd Or (54.82 %) ---- 29 -----
XV)	Area under public purpose with %age	1486.82 Sq.yd Or (45.18 %)
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>	---- 600 (15.06%) ---- ---- ---- ---- ----
XVII)	Area under roads with %age	1486.82 Sq.yd Or (45.18 %)
XVIII)	Width of approach road	60"
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. 2,34,912/- + 5,67,318/- Total 8,02,230/- In case of payment by D.D.No. 134149, 238074 Dated 15.11.2013 26.12.2014 Punjab & Sind BANK ICICI Bank	

(D.A/Approved layout/Service plans)

  
COMPETENT AUTHORITY

Total fee	
Residential	----
Commercial 3291.20 X 13000 X 6%	25,67,136.00
25 % Late Penalty	6,41,784.00
Total	32,08,920.00
Amount paid	8,02,230.00
Balance amount	24,06,690.00

**PAYMENT SCHEDULE**

S. 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	8,02,230.00	1,44,402.00	9,46,632.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	8,02,230.00	96,268.00	8,98,498.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	8,02,230.00	48,134.00	8,50,364.00	
	<b>Total</b>	24,06,690.00	2,88,804.00	26,95,494.00	

- 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.

