

Regularization Certificate for an Unauthorized Colony

From

Competent Authority,
Cum-Deputy Director
Local Government Patiala.

To M/s Bajwa developers Ltd.
s.c.o No. 17-18, sector 125,
sunny enclave, Mohali.
Park Avenue Kharar.

No. 1DDLG/ 77

Date 15-7-16

With reference to your online application no. 307546 dated.15-3-2014 the Regularization certificate for the colony, particular of which are given below, is hereby issued under section 4 of " The Punjab Laws (special provixon) Act 2013" .

i)	Name of the Promoter(s)/ (Individual(s), company, Firm	M/s Bajwa developers Ltd. through S. Jarnail singh Bajwa (M.D)
ii)	Fathers Name (in case of individuals)	-
iii)	Name of colony (if any)	Park Avenue Kharar
iv)	Location (village with H.B.No)	Village jandpur H.B No 28
v)	Total area of colony in acres	66616.69 sq yard (13.76acre)
vi)	Area sold (Acre-kanal-marla)	40446.32 sq yard (8.356 acres)
vii)	Area under common purpose (Acre-kanal-marla)	24109.25 sq yd. (4.98 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	2061.12 sq yd (0.43 acre)
ix)	No. of plots saleable as per layout plan	307 built up
x)	Khasra Nos.	Attached Annexure B
xi)	Type of colony (Resi/comm/ind)	Residential
xii)	Year of establishment of colony	after 17-8-2007
xiii)	Detail of purchase of land as per registered sale deed and registered agreement to sell by the Promoter B) Detail of the land purchased by the promoter.	As per Annexure B Attached

Detail of land sold through sale deed/Agreement to sell by the promoter.

As per Annexure B Attached.

xiv)	Saleable area with %age	42507.44 sq yard (63.81%)
	c) No. of saleable plots	307
	d) No. of commercial plots	-
	e) No. of industrial plots	-
	f) No. of plots under any other saleable use.	-
xv)	Area under Public purpose with % age	36668.10 (39.88%)

xvi)	Public facilities provides in the colony, if any g) No. of parks/open spaces with area. h) No. of schools with area i) No. of community centre with area j) STP k) water works and OHSR l) Dispensary / health centre m) any other public use.	417.78 (0.62%) - - - - -
xvii)	Area under roads and parking with %age	23691.47 sq yd (35.57%)
xviii)	width of approach road	45'-35'
xix)	width of internal road(mention range of width i.e 20'-40' etc)	25'-
xx)	Mode of payment received	By installment
xxi)	Demand draft/Cash	Demand draft
xxii)	Fees / charges received	Rs.1272900.00 Rs.2025000.00
xxiii)	In case of payment by	D.D no 250100 dated 15-3-14 and 32046 dated 20-1-16
xxiv)	Name of Drawee Bank	bank of baroda

(D.A/ Approved layout)

Total Fee

Residential Fee $66616.69 \times 4950 \times 4\%$

= Rs.13190105.00

25% fee

= Rs 3297526.00

Amount paid

= Rs 3297900.00

Balance payable

= Rs 9892205.00

Payment Schedule

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
1	1st installment within 180 days from date of approval	3297402.00	593532.00	3890934.00
2	2nd installment within 360 days from date of approval	3297402.00	395688.00	3693090.00

Competent Authority

પાટણ પાવેટ પ્રવાહિતી,
મુખ્ય મથક સુભાષનગર, પાટણ

3	3rd installment within 540 days from date of approval	3297401.00	197844.00	3495688.00
	Total	9892205.00	1187064.00	11079269.00

- Note:1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer vide letter no.557 dated 4-8-2015 had informed to this office that 25% fee had been deposited by the colonizer. Consequent of miscalculation if any additional amount is worked out as recoverable at any stage applicant shall be liable to pay the same within 15 days from the issue of demand notice deposit the same.
- 3) If any of the conditions of the policy of the government found violated the Regularization Certificate granted shall liable to be cancelled.
- 4) This Regularization Certificate is granted subject to the decision of C.W.P No 4018 of 2012 (Gurdeep Kaur vs state of punjab & others) pending in the Hon'ble High Court.
- 5) That the certificate is issued as per the recommdation of Executive officer, STP and Municipal engineer.
- 6) That if subsequently any defect is found in ownership. Any other documents or any encroachment will found,owner/developer shall be liable for the same.

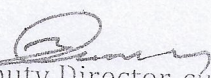

Competent Authority

This certificate is subject to the verification f the information and the bank draft submitted by the applicant. In case the information provided by the applicant is found false/ incorrect at any stage, the compounding of the offence shall stand withdrawn and penal action against the applicant shall be initiated.

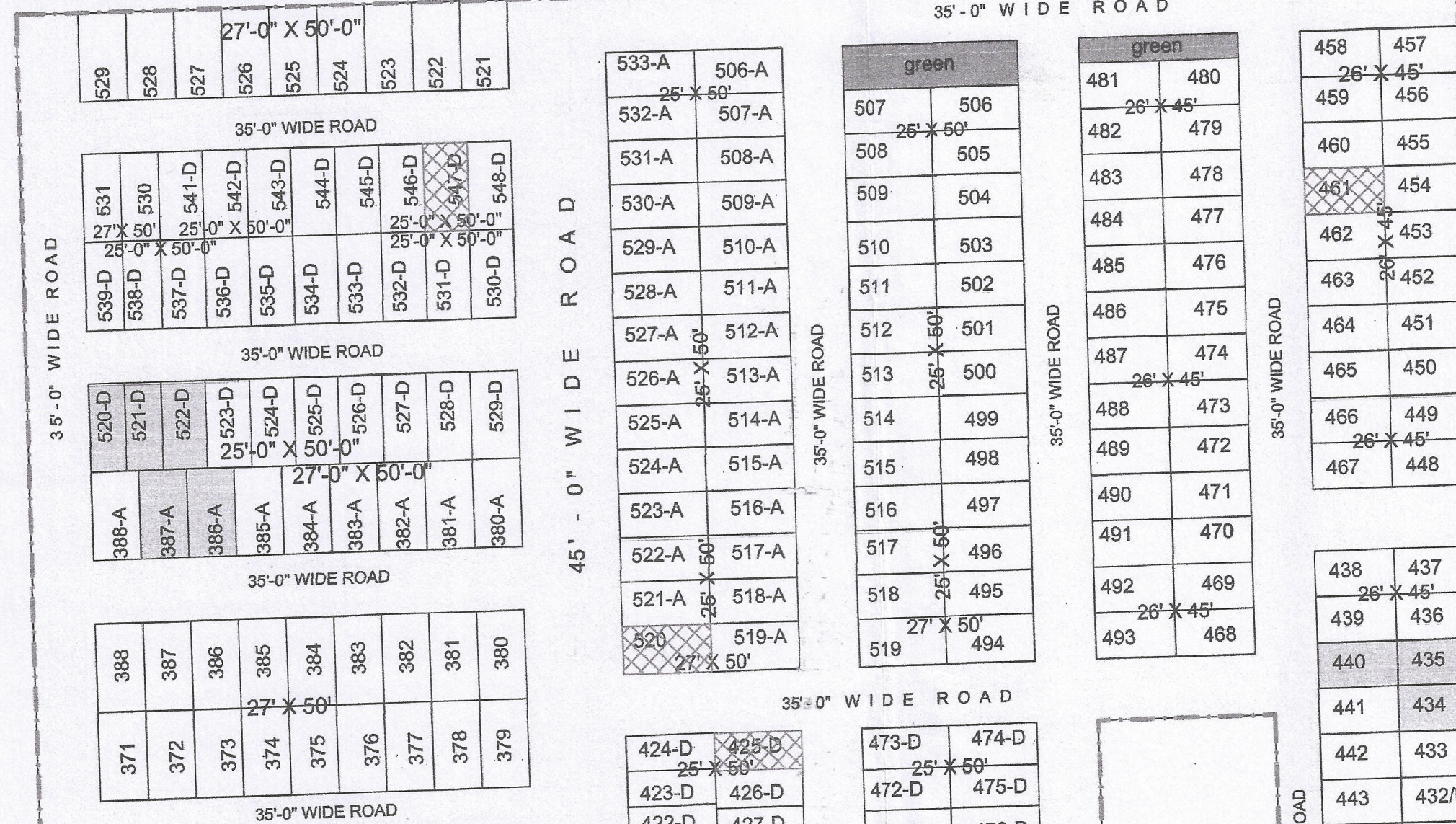
Endst. No. 1DDLG/ 78

Dated: 15-7-16

A copy of the above is forwarded to the Executive officer, Municipal Council Kharar with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately.


Deputy Director-cum-
Competent Authority
Local Government patiala

SITE PLAN (AREA= 13.76 Acds.)



AREA DETAILS

TOTAL PLOT AREA
= 66616.69 SQ.YDS. (13.76 ACDS.)

AREA UNDER PLOTS
= 42507.44 SQ.YDS. (8.78 ACDS.)--63.81%

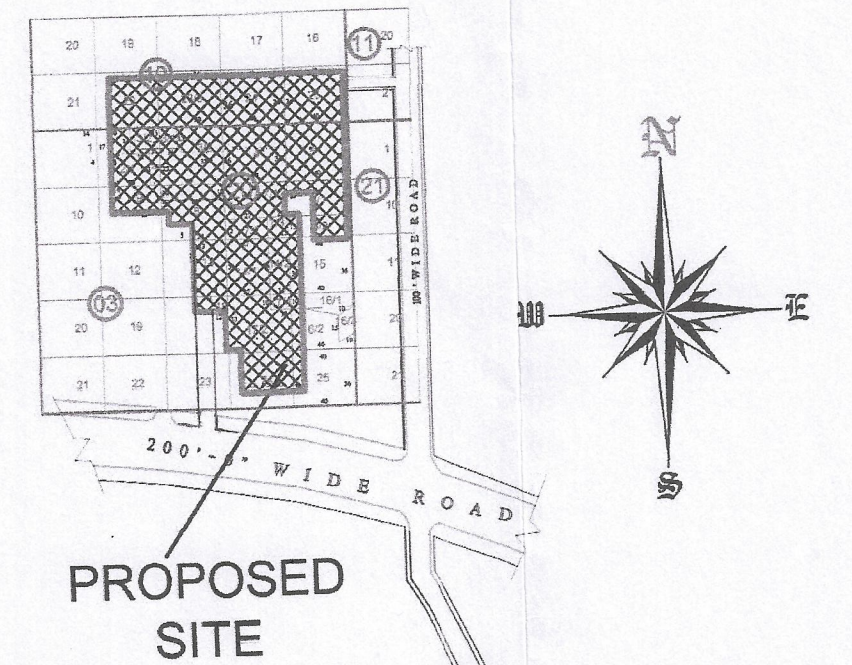
AREA UNDER SOLD PLOTS
= 40446.32 SQ.YDS. (8.35 ACDS.)--60.71%

AREA UNDER UNSOLD PLOTS
= 2061.12 SQ.YDS. (0.43 ACDS.)--3.09%

AREA UNDER ROAD
= 23691.47 SQ.YDS. (4.89 ACDS.)--35.57%

AREA UNDER GREEN
= 417.78 SQ.YDS. (0.09 ACDS.)--0.62%

SR. NO.	Plot No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area In Sq.Yds.
1	363/B-365/B	27' X 45'	135	3	405
2	371-388	27' X 50'	150	18	2700
3	380/A-388/A	27' X 50'	150	9	1350
4	520,519/A,494,519	27' X 50'	150	4	600
5	506/A-518/A,521/A-533/A	25' X 50'	138.89	26	3611.14
6	507-518,495-506	25' X 50'	138.89	24	3333.36
7	520/D-529/D	25' X 50'	138.89	10	1388.9
8	530/D-539/D	25' X 50'	138.89	10	1388.9
9	541/D-548/D	25' X 50'	150	11	1650
10	521-529,530,531	27' X 50'	138.89	44	6111.16
11	425/D-442/D,436/D2,436/D5,440/D1,443/D,444/D,443/D2,408/D,428/D,411/D2,409/D1,408/D1	25' X 50'	138.89	14	1944.46
12	449/D-455/D,492/D-498/D	25' X 50'	138.89	38	5277.82
13	456/D-473/D,474/D-491/D,464/D1,482/D1	25' X 50'	138.89	22	3055.58
14	499/D,509/D-519/D,540/D	25' X 50'	130	20	2600
15	448-457,458-467	26' X 45'	130	26	3380
16	468-480,481-493	26' X 45'	130	26	2600
17	428-447,430/N-432/N	26' X 45'	130	20	2600
TOTAL				307	42507.44



PROPOSED LAYOUT PLAN OF "PARK AVENUE", FOR BAJWA DEVELOPERS LTD. IN SUNNY ENCLAVE, RAKBA :- JANDPUR, TEH. :- KHARAR, DISTT. :- S.A.S.NAGAR.

LEGEND

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

OFFICE USE

Asst. Municipal Engineer
Municipal Council
KHARAR

Municipal Engineer
Municipal Council
Kharar

Executive Officer
Municipal Council
Kharar

As per field report of *[Signature]*

OWNER
For Bajwa Developers Limited
[Signature]
(J.S. Bajwa)
Managing Director

LOCATION PLAN WITH REVENUE

