

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.
Sunny urban homes, phase-II
Kharar.**

No. 1DDLG/ 83

Date 18/7/16

With reference to your online application no. 440501 dated.21-1-2015 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)	sunny urban homes phase-2
iv)	Location (village with H.B.No)	Aujla H.B No 181
v)	Total area of colony in acres	91960 sq yard (19.00acre)
vi)	Area sold (Acre-kanal-marla)	55291.88 sq yard (11.42 acres)
vii)	Area under common purpose (Acre-kanal-marla)	36668.10 sq yd. (7.58 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	-
ix)	No.of plots saleable as per layout plan	409 , (2 built up)
x)	Khasra Nos.	Attached Annexure B
xi)	Type of colony (Resi/comm/ind)	Residential/commercial
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 A Attached

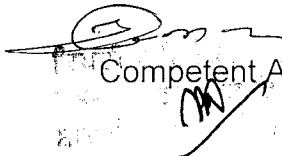
Detail of land sold through sale deed/Agreement to sell by the promoter.

As per Annexure B Attached.

xiv)	Saleable area with %age	55808.37 sq yard (60.69%)
	c) No. of saleable plots	384 Residential
	d) No. of commercial plots	25 commercial
	e)No. of industrial plots	-
	f) No. of plots under any other saleable use.	-
xv)	Area under Public purpose with % age	36151.63 (39.31%)

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.	1683.93 (1.83%) - - - - - Parking 444.44 (0.48%)
xvii)	Area under roads and parking with %age	34023.25 sq yd (37.10%)
xviii)	width of approach road	40'-0
xix)	width of internal road(mention range of width i.e 20'-40' etc)	35'-0
xx)	Mode of payment received	By installment
xxi)	Demand draft/Cash	Demand draft
xxii)	Fees / charges received	Rs.1770000.00 Rs.2277000.00 ✓ Rs.600000.00
xxiii)	In case of payment by	D.D no 338434 dated 20-1-15 and 903578 dated 4-7-16
xxiv)	Name of Drawee Bank	SboP

(D.A/ Approved layout)



 Competent Authority
 [Stamp]

Residential Fee	91108.94 (91960-851.06) x 4950 x 4%	Rs 18039570.00
Commercial Fee	851.06 (516.49 + 36151.63/55808.37 x 516.49) x 4950 x 12%	Rs 505530.00
Total Fees		Rs.18545100.00
25% amount		Rs.4636275.00
Amount paid		Rs. 4647000.00
Balance payable		Rs. 13898100.00

Payment Schedule

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
1	1st installment within 180 days from date of approval	4632700.00	833886.00	5466586.00
2	2nd installment within 360 days from date of approval	4632700.00	555924.00	5188624.00
3	3rd installment within 540 days from date of approval	4632700.00	277962.00	4910662.00
	Total	13898100.00	1667772.00	15565872.00

- Note:1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer vide letter no. 1588 dated 21-3-2016 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.

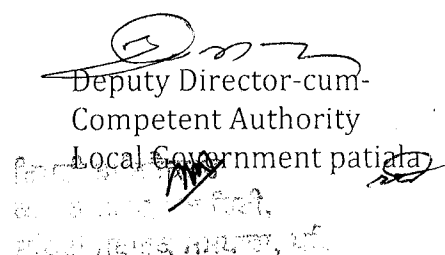

 Competent Authority

This certificate is subject to the verification of 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/

Dated:

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

PROPOSED LAYC
SUNNY URBAN HO.
 IN SUNNY ENCLAVE,
 RAKBA :- AUJLA,
 TEH. :- KHARAR,
 DISTT. :- S.A.S.NAGAR, MOHA.

Julia Engineer
 Municipal Council
 KHARAR

Municipal Engineer
 Municipal Council
 KHARAR

Asstt. Municipal Engineer
 Municipal Council
 Kharar

Executive Officer
 Municipal Council
 Kharar

As per file del report of Eo M.C.

11/11/16
11/11/16

CLIENT

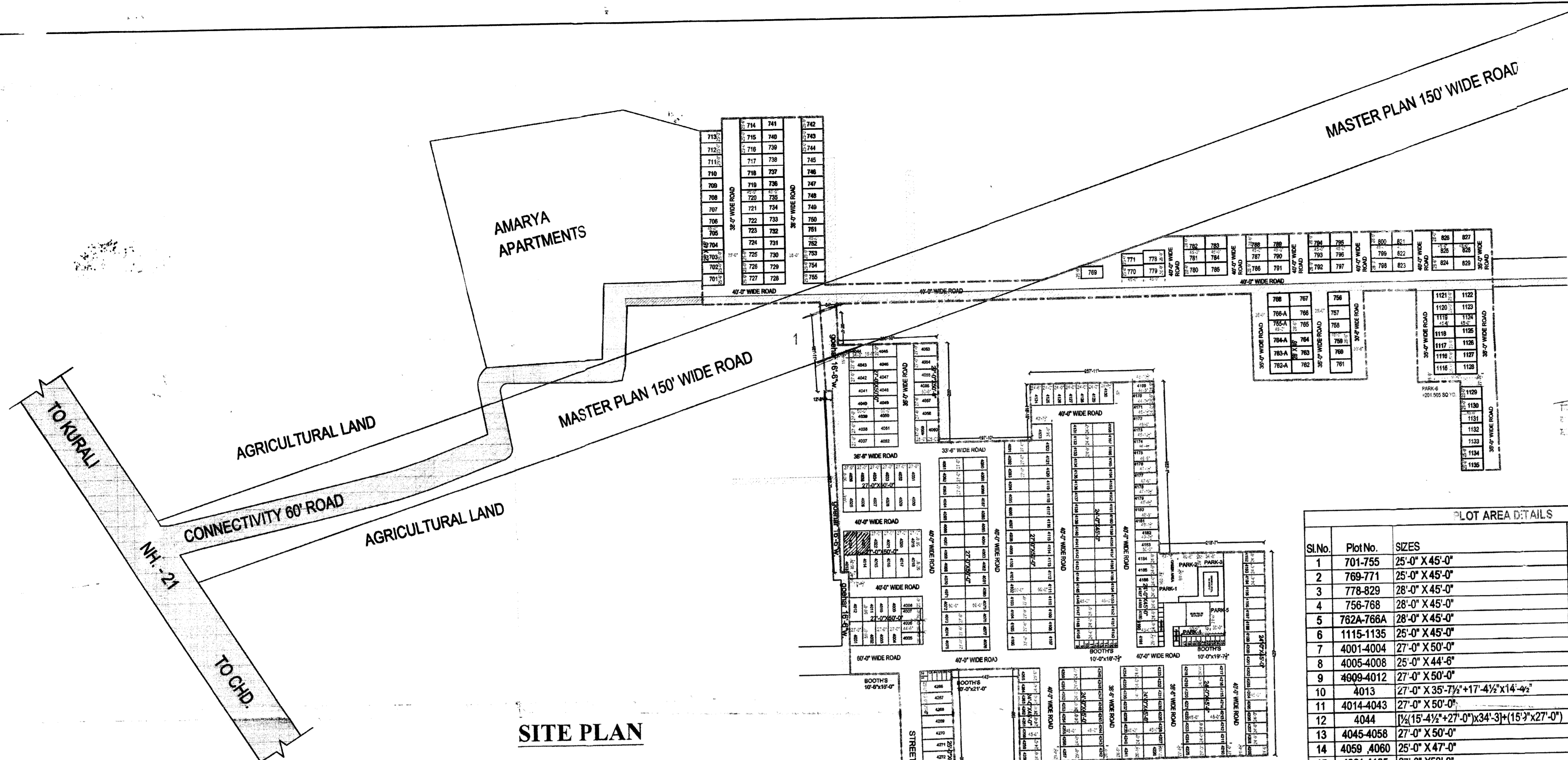
ARCHITECT

SHEET NO. CHECKED BY: A. C.P. KAUSHAL JOB NO. 2040

DEALT BY SCALE DATE

TITLE :-
 SITE PLAN

THE CREATORS
 architects, interior designers, planners,
 industrial designers, landscape architects,
 urban designers & valuers
 S.C.O. 305-306, sector 35-B, Chandigarh
 phone : 2602338, 2661173
 Fax : 2661006



SITE PLAN

PLOT NO. 1-700, 772-777, 830-1114,
 1136-4000, 4126-4129 ARE NOT IN SCHEME.

PLOT AREA DETAILS

Sl.No.	Plot No.	SIZES	AREA IN SQ.YDS.	No. of Plots	Total Area in Sq.Yds.
1	701-755	25'-0" X 45'-0"	125	55	6875
2	769-771	25'-0" X 45'-0"	125	3	375
3	778-829	28'-0" X 45'-0"	140	32	4480
4	756-768	28'-0" X 45'-0"	140	13	1820
5	762A-766A	28'-0" X 45'-0"	140	5	700
6	1115-1135	25'-0" X 45'-0"	125	21	2625
7	4001-4004	27'-0" X 50'-0"	150	4	600
8	4005-4008	25'-0" X 44'-6"	123.611	4	494.444
9	4009-4012	27'-0" X 50'-0"	150	4	600
10	4013	27'-0" X 35'-7 1/2" + 17'-4 1/2" X 14'-4 1/2"	134.626	1	134.626
11	4014-4043	27'-0" X 50'-0"	150	30	4500
12	4044	1/2(15'-4 1/2" + 27'-0") X 34'-3" + (15'-3" X 27'-0")	127.88	1	127.88
13	4045-4058	27'-0" X 50'-0"	150	14	2100
14	4059, 4060	25'-0" X 47'-0"	130.555	2	261.11
15	4061-4105	27'-0" X 50'-0"	150	45	6750
16	4106-4107	33'-6" X 50'-0"	168.111	2	372.222
17	4108-4122	27'-0" X 50'-0"	150	15	2250
18	4123	34'-0" X 42'-7 1/2"	161.027	1	161.027
19	4124	24'-6" X 45'-0"	122.5	1	122.5
20	4125	24'-6" X 45'-0"	120	5	600
21	4130	29'-4 1/2" X 45'-0"	148.875	1	148.875
22	4131-4168	24'-0" X 45'-0"	120	38	4560
23	4169	1/2(43'-10 1/2" + 44'-3") X 24'	117.5	1	117.5
24	4170	1/2(43'-3" + 44'-7 1/2") X 24'	118.5	1	118.5
25	4171	1/2(44'-7 1/2" + 45'-1 1/2") X 24'	119.666	1	119.666
26	4172	1/2(45'-1 1/2" + 45'-6") X 24'	120.833	1	120.833
27	4173	1/2(45'-6" + 45'-10 1/2") X 24'	121.833	1	121.833
28	4174	1/2(45'-10 1/2" + 46'-4 1/2") X 24'	123	1	123
29	4175	1/2(46'-4 1/2" + 46'-9") X 24'	124.166	1	124.166
30	4176	1/2(46'-9" + 47'-1 1/2") X 24'	125.166	1	125.166
28	4177	1/2(47'-1 1/2" + 47'-6") X 24'	126.166	1	126.166
28	4178	1/2(47'-6" + 47'-10 1/2") X 24'	127.166	1	127.166
29	4179	1/2(47'-10 1/2" + 48'-4 1/2") X 24'	128.333	1	128.333
30	4180	1/2(48'-4 1/2" + 48'-9") X 24'	129.5	1	129.5
31	4181	1/2(48'-9" + 49'-1 1/2") X 24'	130.5	1	130.5
32	4182	1/2(49'-1 1/2" + 49'-7 1/2") X 24'	131.666	1	131.666
33	4183	1/2(49'-7 1/2" + 50'-0") X 24'	132.833	1	132.833
34	4184-4190	24'-0" X 45'-0"	120	7	840
35	4191	29'-7 1/2" X 45'-0"	148.125	1	148.125
36	4192-4208	24'-0" X 45'-0"	120	17	2040
37	4209	1/2(21'-4 1/2" + 21'-0") X 45'	105.937	1	105.937
38	4210	1/2(27'-0" + 27'-3") X 45'	135.625	1	135.625
39	4211-4224	24'-0" X 45'-0"	120	14	1680
40	4225	1/2(27'-7 1/2" + 27'-3") X 45'	137.187	1	137.187
41	4226	1/2(27'-10 1/2" + 28'-10 1/2") X 45'	141.875	1	141.875
42	4227-4240	24'-0" X 45'-0"	120	14	1680
43	4241	1/2(28'-6" + 28'-1 1/2") X 45'	141.562	1	141.562
44	4242	1/2(28'-9" + 29'-0") X 45'	144.375	1	144.375
45	4243-4256	24'-0" X 45'-0"	120	14	1680
46	4257	1/2(29'-4 1/2" + 29'-0") X 45'	145.937	1	145.937
47	4258-4264	24'-0" X 45'-0"	120	7	840
48	4265	29'-9" X 45'-0"	148.75	1	148.75
49	4266-4280	25'-0" X 66'-0"	183.333	15	2749.995
		TOTAL	409	55291.88	11,4239 ACS.

COMMERCIAL AREA DETAILS

SR.No.	PLOT NO.	SIZES	AREA IN SQ.Yds.	No. OF PLOTS	TOTAL AREA IN SQ.Yds.
1	1, 2	10'-6" x 16'-0"	18.666	2	37.332
2	3-7	10'-0" x 21'-0"	23.333	5	116.665
3	8-16	10'-0" x 18'-7 1/2"	18.472	9	166.248
4	17-25	10'-0" x 19'-7 1/2"	21.865	9	196.245
	TOTAL		25	516.49	516.49 SQ.Yds.

PUBLIC BUILDING

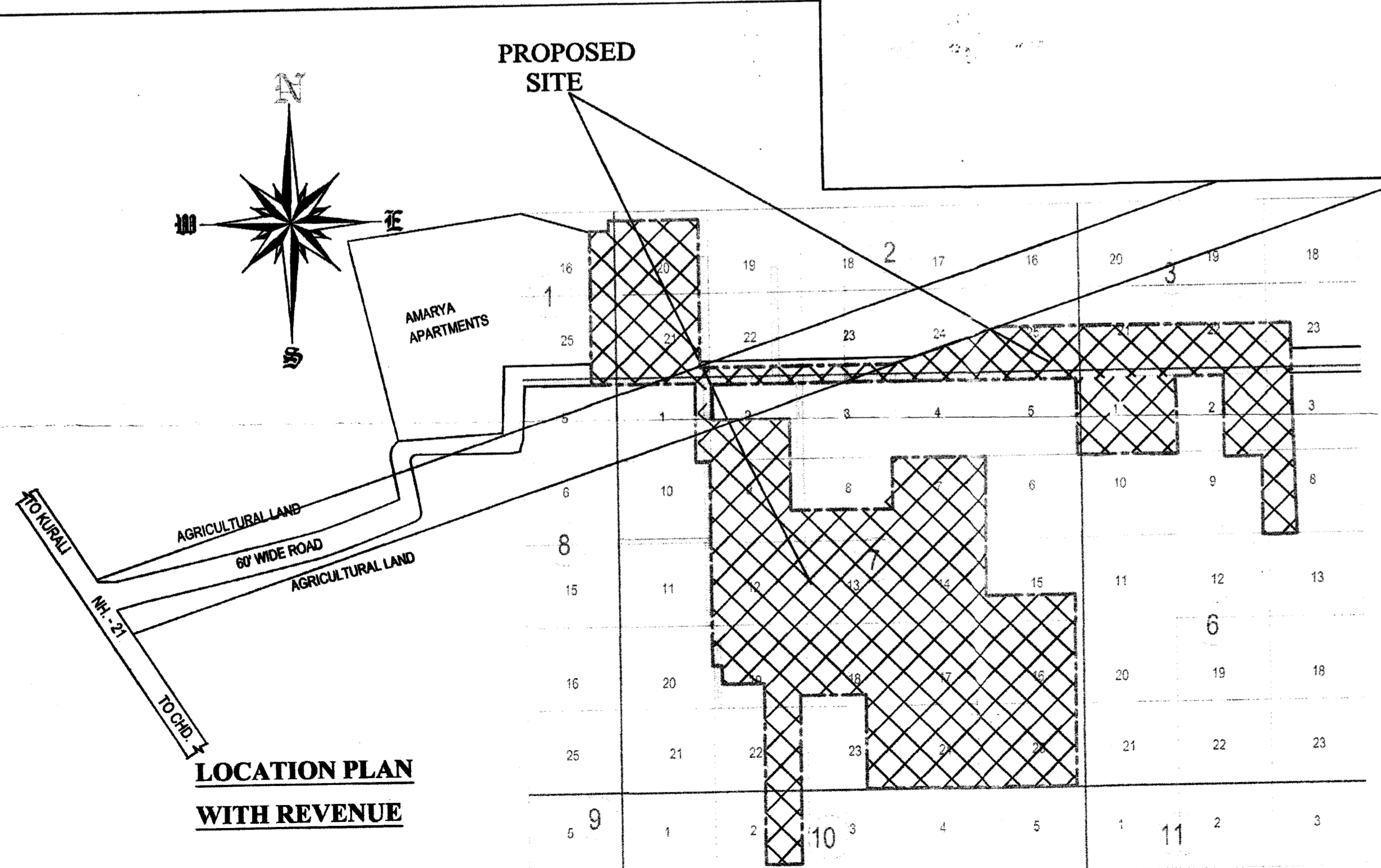
SR.No.	SITES NAME	SIZES	AREA IN SQ.Yds.
1	CLUB HOUSE	50'-0" X 50'-0"	277.777
2	SWIMMING POOL	50'-0" X 30'-0"	150.000
	TOTAL		444.443 SQ.Yds.

PARK AREA DETAILS

SR.No.	SITES NAME	SIZES	AREA IN SQ.Yds.
1	PARK-1	43'-3" X 103'-3"	502.293
2	PARK-2	40'-6" X 91'-1"	410.082
3	PARK-3	54'-6" X 29'-1"	176.388
4	PARK-4	65'-0" X 21'-6"	155.277
5	PARK-5	30'-0" X 71'-6"	238.333
6	PARK-6		201.865
	TOTAL		1683.938 SQ.Yds.

AREA DETAILS

TOTAL SITE AREA
 = 91950 SQ.YDS. (19 ACRES.)
AREA UNDER PLOTS
 = 55291.88 SQ.YDS. (11.4239 ACRES.)--60.125 %
AREA UNDER SOLD PLOTS
 = 55291.88 SQ.YDS. (11.4239 ACRES.)--100 %
AREA UNDER PULIC BUILDING
 = 444.443 SQ.YDS. (0.091 ACRE) --0.478 %
AREA GREEN
 = 1683.938 SQ.YDS. (0.347 ACRES.)--1.826 %
AREA UNDER ROADS
 = 34539.739 SQ.YDS. (7.136 ACRES.)--37.571 %



LOCATION PLAN WITH REVENUE