

From

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

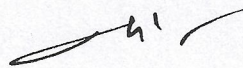
To,

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/ 221  
Dated 26/12/14

With reference to your application 268906 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	Super City
IV)	Location (Village with H.B No)	<b>Village Jhungian H.B. -29</b>
V)	Total area of colony in acres	15.75 Acre or 76230.00 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	7.743 Acre ( 37472.50 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	5.33 Acre Or ( 25803.65 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	2.68Acre Or (12953.85 Sq.Yds.)
IX)	No of Plots saleable as per layout plan.	354
(X)	Khasra No.	<b>As per ANNEXURE "A"</b>
XI)	Type of colony (resi./ind./comm.)	Residential
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		
<b>(A) Detail of land Purchased by the promoters</b>		
Sr. No.	Registered sale deed Area/Khasra No/ Date & Number	<b>Registered Agreement</b> Area/Khasra no/Date & Number <b>Total</b> <b>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 a) No of residential plots b) No of commercial plots/ shops d) No of plots under any other saleable use	50426.35 Sq.yd Or (66.15%) 354 ----- -----
XV)	Area under public purpose with %age	25803.65 Sq.yd Or (33.85 %)
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> <u>/Reserve</u>	---- 869.69 Sq.Yds. (1.14%) ---- ---- ---- ---- 800.73 Sq.yd Or (1.05 %)
XVII)	Area under roads with % age	24133.23 Sq. Yds.(31.65%)
XVIII)	Width of approach road	200"
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. 8,40,136/- + 12,60,176/- Total 21,00,312/- In case of payment by D.D.No. 003196, 23 8073 Dated 06.12.2013 26.12.14 HDFC BANK ICICI BANK	

(D.A/Approved layout/Service plans)

  
**COMPETENT AUTHORITY**

Total fee	
Residential 76375 X 4400 X 2%	67,21,000.00
Commercial	-----
25 % Late Penalty	16,80,250.00
Total	84,01,250.00
Amount paid	21,00,312.00
Balance amount	63,00,938.00

**PAYMENT SCHEDULE**

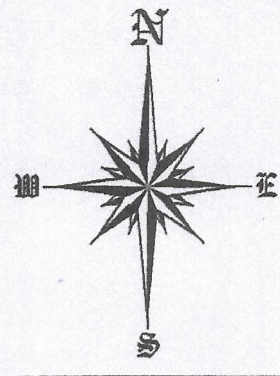
Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 <sup>st</sup> Installment with in 180 days from date of approval	21,00,312.00	3,78,056.00	24,78,368.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	21,00,312.00	2,52,038.00	23,52,351.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	21,00,312.00	1,26,018.00	22,26,331.00	
	<b>Total</b>	63,00,938.00	7,56,112.00	70,57,050.00	

- 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**

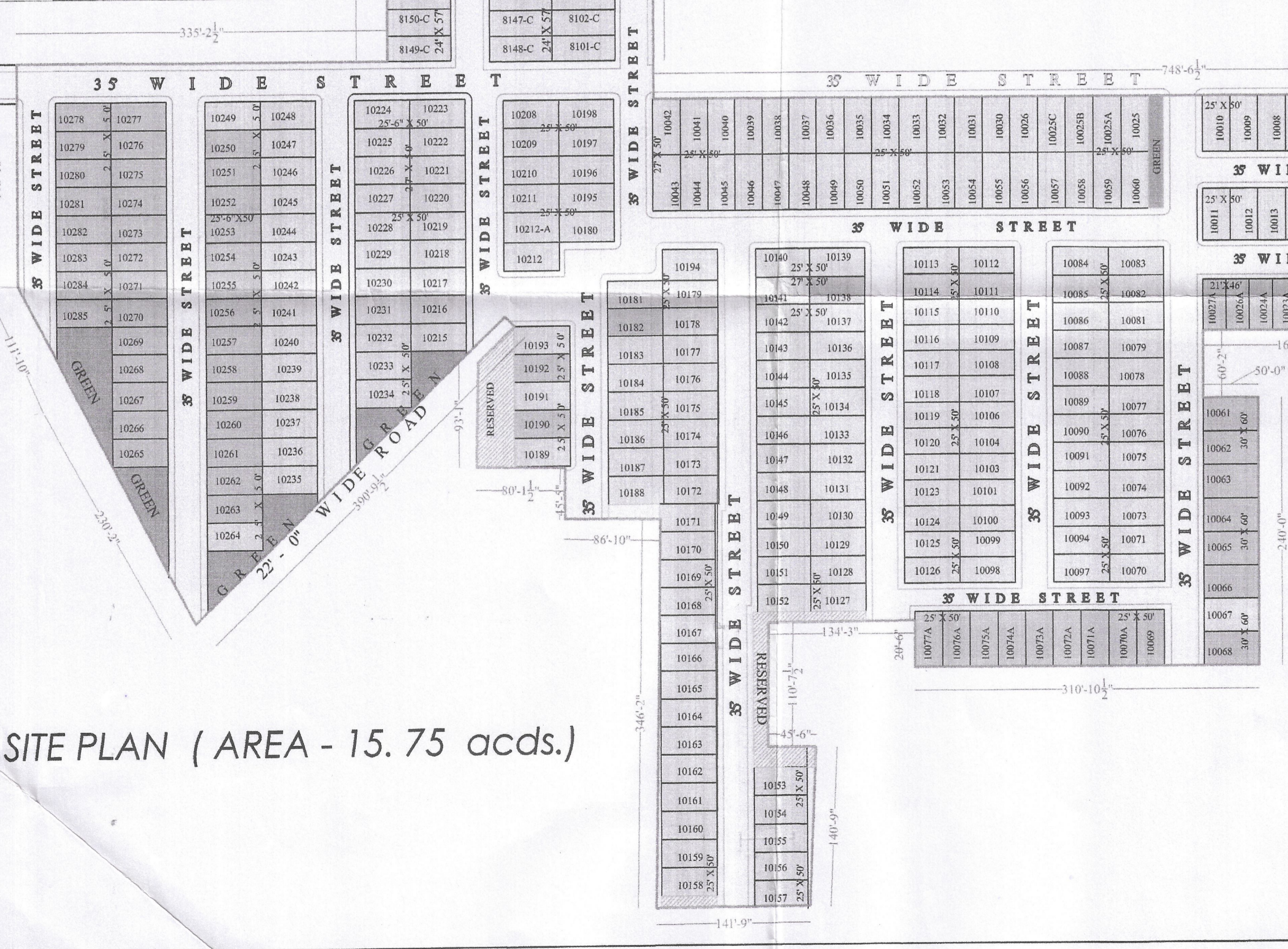
This Certificate is subject to the verification of the information and the bank draft Submitted by the applicant. If any information provided by the applicant is found false/ Incorrect At any stage, the compounding of the offence shall stand with drawn and penal action against the Applicant shall be initiated.

*renewed  
Puh (B.1)*



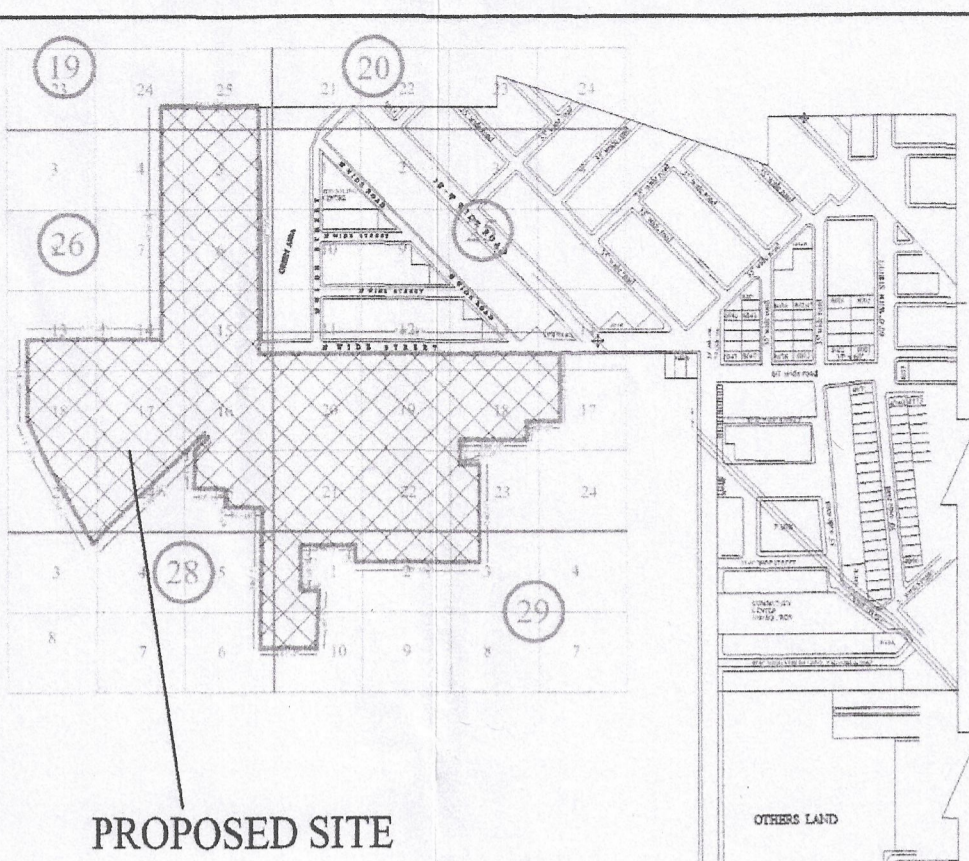
**LEGEND**

- SOLD PLOTS
- UNSOLD PLOTS
- BOUNDARY
- GREEN
- ROADS & PARKING
- RESERVED



**SITE PLAN ( AREA - 15.75 acds.)**

SR. NO.	Plot No.	Size	Area In Sq.Yds.	PLOTS	Total Area
1	8101/C,8104/C,8104/C1, 8104/C2,8105/C,8105/C1,8106/C,8143/C, 8143/C1,8144/C-8172/C.	24' x 57'	152	74	11248
2	10001 - 10020,10025,10025/A, 10025/B,10025/C,10026-10041, 10044-10060,10070,10071, 10073,10074-10083,10084-10094, 10097,10098-10101,10103,10104, 10106-10112,10113-10126,10127-10137,10139,10140,10142-10152.	25'X50'	138.89	128	17777.92
3	10153-10157,10158-10179, 10180-10188,10189-10198,10208-10212, 10212/A,10215-10219,10228-10234, 10235-10248,10249-10252, 10254-10277,10278-10285.	25'X50'	138.89	114	15833.46
4	10021-10024,10024/A,10026/A, 10027/A.	21'X46'	107.33	8	858.64
5	10061-10068	30'X60'	200	8	1600
6	10069,10070/A-10077/A.	25'X50'	138.89	9	1250.01
7	10042,10043,10138,10141,10222-10222, 10225-10227.	27'x50'	150	10	1500
8	10223,10224 & 10253	25'-6"X50'	141.66	3	424.98
<b>TOTAL</b>				<b>354</b>	<b>50493.01</b>



**LOCATION PLAN WITH REVENUE**

**AREA DETAILS**

- TOTAL SITE AREA**  
= 76230 SQ.YDS. (15.75 ACDS.)
- AREA UNDER PLOTS**  
= 50493.01 SQ.YDS.(10.43 ACDS.)-66.24 %
- AREA UNDER SOLD PLOTS**  
= 37539.16 SQ.YDS.(7.76 ACDS.)-74.31 %
- AREA UNDER UNSOLD PLOTS**  
= 12953.85 SQ.YDS.(2.67 ACDS.)-49.24 %
- AREA UNDER ROAD WIDNING**  
= 24066.57 SQ.YDS.(4.97 ACDS.)-31.57 %
- AREA UNDER RESERVED AREA**  
= 800.73 SQ.YDS.(0.16 ACDS.)-1.05 %
- AREA UNDER PARKS**  
= 869.69 SQ.YDS.(0.18 ACDS.)-1.14 %

**PROPOSED LAYOUT PLAN OF "SUPER CITY", FOR BAJWA DEVELOPERS LTD.**  
IN SUNNY ENCLAVE,  
RAKBA :- JHUNGIAN,  
TEH. :- KHARAR,  
DISTT. :- MOHALI.

**OFFICE USE**

As per field report of Eo M C  
20.6.14  
[Signatures and stamps]

है विक्रेता व-कंपीट अकादमी, नगरी सचकर सिमवा, पटिआला।

<b>DATE</b>	<b>SCALE</b>
11-03-2014	N.T.S.
<b>OWNER</b>	For Bajwa Developers Limited [Signature] (J.S. Bajwa) Managing Director
<b>ARCHITECT</b>	[Signature]

revised Part (B-1)