

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/ 166  
Dated 8-8-14

With reference to your application 295315 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.)
II)	Fathers Name	Through S. Jarnail Singh Bajwa (M.D.)
III)	Name of the Colony	VATICAN CITY
IV)	Location (Village with H.B No)	Village Jandpur, H.B. -28
V)	Total area of colony in acres	4.08 Acre or 19747.2 Sq.Yd
VI)	Area Sold (Acre-Kanal- Marla)	1.80 Acre ( 8712.29 Sq. Yrd.)
VII)	Area under common purpose (Acre-Kanal-Marla)	2.28 Acre Or ( 11034.91 Sq.yd)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	Nil
IX)	No of Plots saleable as per layout plan.	75
(X)	Khasra No.	Khata no. 220/245, khasra no. 10//6/1(0-18), 11//2/3(0-19), 3/3(0-5), 9(7-2), 10(7-0) kite 5 area 16 kanal 4 marle, Khata no. 220/245, khasra no. 10//6/1(0-18), 11//2/3(0-19), 3/3(0-5), 9(7-2), 10(7- 0), 6//22/2(6-1) ,7//25/2/2(0-8),25/2/1/2(1-16) kite 8 area 23 kanal 8 marle, Khata no. 220/245, khasra no. 10//6/1(0-18), 11//2/3(0-19), 3/3(0-5), 9(7-2), 10(7- 0) kite 5 area 16 kanal 4 marle, Khata no. 313/349, khasra no. 6//11/2(1-0), 12/5(0-11), 13/2(0-4), 20/4(0-8) kite 4 area 2 kanal 3 marle, Khata no.279/312, khasra no. 7//25/2/1/1(4-4),25/2/2/1(0- 9) kite 2 area 4 kanal 13 marle, Khata no.171/193 khasra no. 6//13/1(0-5),19/2(6-6) kite 2 area 6 kanal 11 marle, Khata no. 320/359, khasra no. 6//20/6(3- 0), 21/1(0-2), 7//16/1(0-13), 6//20/5(1-7), 6//20/4(0- 8), 6//20/2(0-5), 20/1(1-5), 19/4(0-7), 20/3(1-2), 7//20/7(0-2), 16/2(5-18), 11//1(6-3), 10(7-0) kite 15 area 27 kanal 16 marle

XI)	Type of colony (resi./ind./comm.)	Residential/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		
<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 Total area to sellk

As per Annexure attached (A)

<b>(B) Detail of plots sold by the promoters through registered sale deed &amp; Agreement to sell</b>		
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	8712.29 Sq.yd Or (44.12 %)
	a) No of residential plots	54
	b) No of commercial plots/ shops	21
	d) No of plots under any other saleable use	-----
XV)	Area under public purpose with %age	11034.91 Sq.yd Or (55.88 %)
XVI)	Public facilities provides in the colony if any	----
	A) No of parks/ open spaces with area	1937.20 (9.81%)
	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, Reserve Pocket	871.20 (4.41%)
XVII)	Area under roads with %age	8226.51 Sq.yd Or (41.66 %)
XVIII)	Width of approach road	40"
XIX)	Width of internal roads (mention rang of width i.e. 20'-40' etc	40'-35'
XX)	Mode of payment received	<b>Installment</b>
XXI)	Demand Draft/Cash	Demand Draft
	Fee/Charges received Amount	Rs. 2,93,545/- + 507603/- Total 8,01,148/-
	In case of payment by D.D.No.	000838 , 064915
	Dated	31.01.2014 09.07.2014
		HDFC ---Do....

(D.A/Approved layout/Service plans)

  
COMPETENT AUTHORITY

Total fee	
Residential 17142 X 4400 X 2%	15,08,496.00
Commercial 805 X 13000 X 6%	6,27,900.00
50 % Late Penalty	10,68,198.00
Total	32,04,594.00
Amount paid	8,01,148.00
Balance amount	24,03,446.00

#### 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	8,01,148.00	1,44,207.00	9,45,355.00	
2	2 <sup>nd</sup> Installment with in 360 days from date of approval	8,01,149.00	96,138.00	8,97,287.00	
3	3 <sup>rd</sup> Installment with in 540 days from date of approval	8,01,149.00	48,069.00	8,49,218.00	
	<b>Total</b>	24,03,446.00	2,88,414.00	26,91,860.00	

- 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.

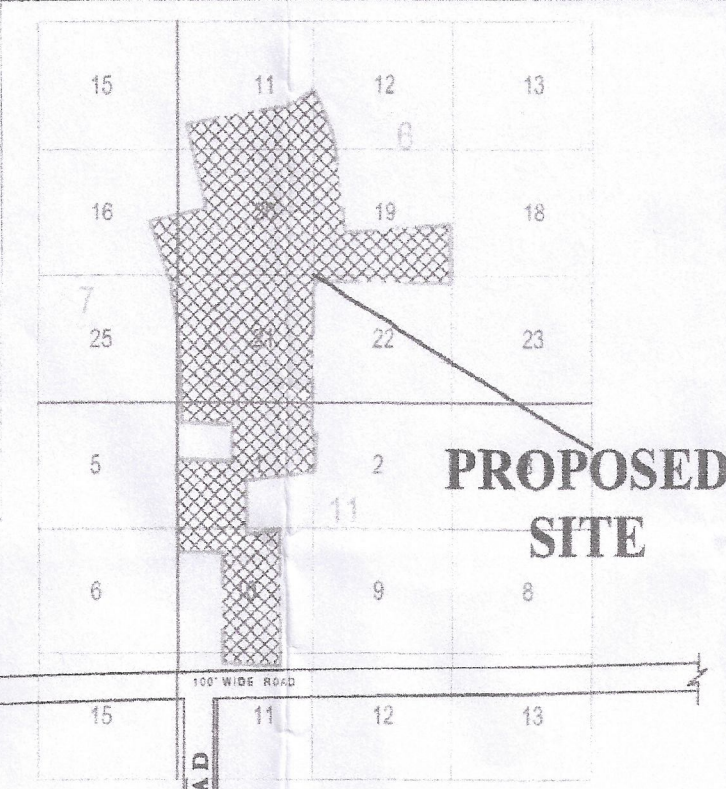
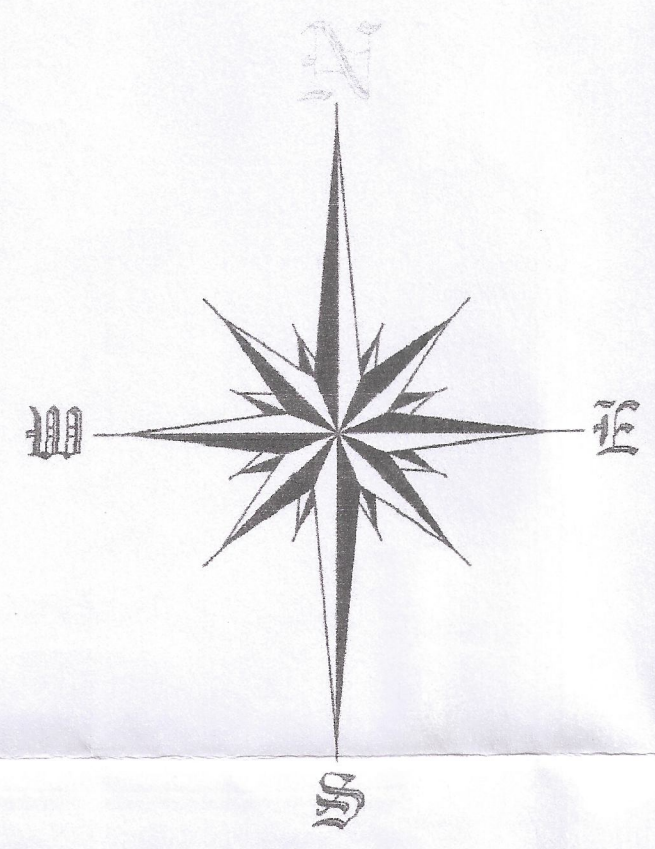


SITE PLAN -- 4.08 ACDS.

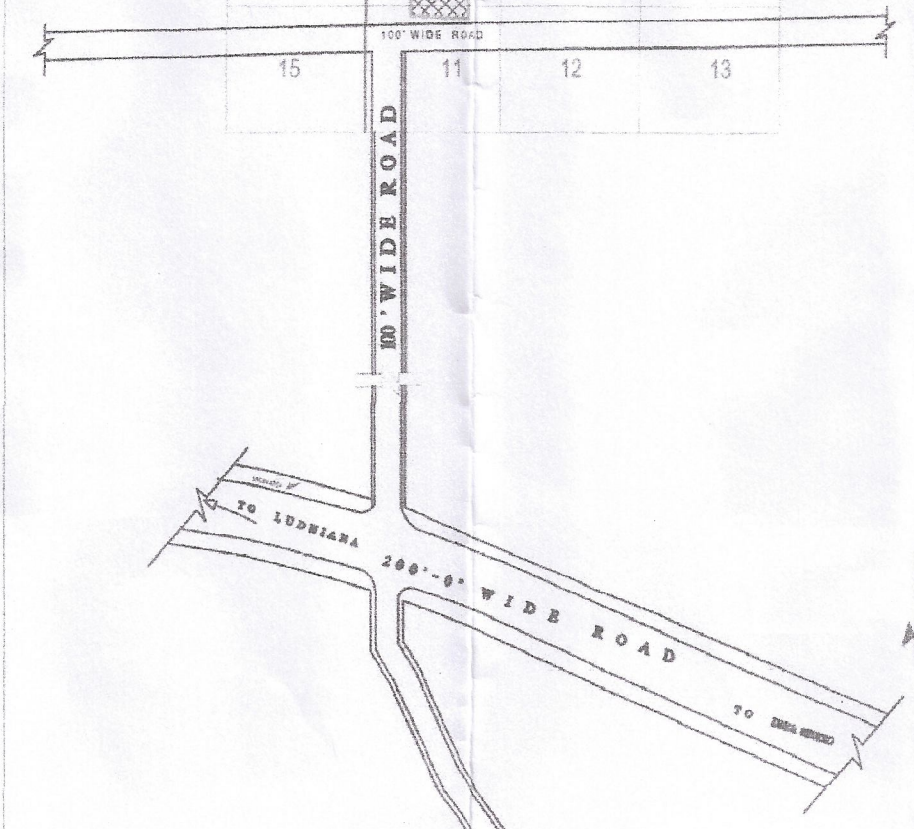
SR. NO.	Plot No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.
1	01--46	26'-6" X 51'	150.16	46	6907.36
2	47-54	25' X 45'	125	8	1000
3	01--21 VATICAN MKT.	10' X 35'	38.33	21	804.93
	<b>TOTAL</b>			<b>75</b>	<b>8712.29</b>

AREA DETAILS

- TOTAL PLOT AREA = 19747.2 SQ.YDS. (4.08 ACDS.)
- AREA UNDER PLOTS = 8712.29 SQ.YDS. (1.81 ACDS.)--44.12 %
- AREA UNDER SOLD PLOTS = 8712.29 SQ.YDS. (1.81 ACDS.)--100 %
- AREA UNDER PARKING & ROAD WIDNING = 8226.51 SQ.YDS. (1.69 ACDS.)--41.66 %
- AREA UNDER GREEN AREAS = 1937.2 SQ.YDS. (0.40 ACDS.)--9.81 %
- AREA UNDER RESEVED AREA = 871.2 SQ.YDS. (0.18 ACDS.)--4.41 %



PROPOSED SITE



LOCATION PLAN WITH REVENUE

PROPOSED LAYOUT PLAN OF "VATICAN CITY", IN SUNNY ENCLAVE, RAKBA :- JANDPUR, TEH. :- KHARAR, DISTT. :- S.A.S.NAGAR.

LEGEND

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

OFFICE USE

As per field report of Eo M  
 25.6.14  
 27/6/14  
 11am

OWNER For Be Limited

ARCHITECT

Tanj