From

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

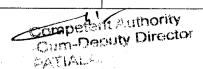
To.

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/ 229
Dated 29-12-14

With reference to your application 268994 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.

T-	DT C.1				
Î)	Name of the promoter (s)	Sh. Bajwa Developers Ltd.SCO No. 17-18			
	(individual (s), Company, firm	Sunny Enclave, Village Desumajra Teh Kharar			
Tell)	Fathers Name	Distt. SAS Nagar (Pb.)			
		Through S. Jarnail Singh Bajwa (M.D.)			
III)	Name of the Colony	Highway Plaza *			
IV)	Location (Village with H.B	Village Jhungian H.B29			
	No)				
V)	Total area of colony in acres	2.01 Acre or 9770.75 Sq.Yd			
VI)	Area Sold (Acre-Kanal-	0.656 Acre (3173.22 Sq. Yrd.)			
	Marla)				
VII)	Area under common purpose	1.36 Acre Or (6597.53 Sq.yd)			
<b>48</b> .	(Acre-Kanal-Marla)				
VIII)	Saleable area still with	Nill			
, š	promoter(Acre-Kanal-Marla)				
IX)	No of Plots saleable as per	51			
	layout plan.				
(X)	Khasra No.	Khata no. 1/1, khasra no. 8/1(7-4), 2(8-0), 4/1(2-16)			
		kite 4 area 26 kanal 0 M, Khata no. 35/50, khasra no.			
		8//4/2(5-4), 5(8-0) kite 2 area 13 kanal 4 marle			
XI)	Type of colony	Commercial			
	(resi./ind./comm.)				
XII)	Year of establishment of the colony	After 17-08-2007			
XIII) D	Detail of purchase of land as per r	egistered sale deed and registered agreement to sell			
by the j	promoter				
(A)	Detail of land Purchased by the	promoters			
Sr.	Registered sale deed	Registered Agreement			
No.	Area/Khasra No/ Date & Numb	er Area/Khasra no/Date & Number Total			
		area to sell			



## As per Annexure attached (A)

Sr. No.	Registered sale deed Area/Khasra no/ Date & Number	Registered Agreement Area/ Khasra no/ Date & Number Total		
	As per Annexure at	area to sell		
XIV)	Saleable area with % age	3173.22 Sq.yd Or (32.48 %)		
2111)	a) No of residential plots	Sq.yd St. (32.10 /c)		
	b) No of commercial plots/ shops	51		
	d) No of plots under any other saleable			
323.7\	use	(507.52 Sould On (47.52.9/)		
XV)	Area under public purpose with %age	6597.53 Sq.yd Or (67.52 %)		
XVI)	Public facilities provides in the colony if			
	any			
	A) No of parks/ open spaces with area	580.80 Sq. Yds. (5.95%)		
	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, <i>Parking</i>			
XVII)	Area under roads with % age	6016.73 (61.57%)		
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	Installment		
XXI)	Demand Draft/Cash	Demand Draft		
	Fee/Charges received Amount Rs. 3,62	2,740/- + 20,18,941 /- Total 23.81,681/-		
In case of payment by D.D.No. 003293, 066492				
	Dated 13.12.2013 29.12.14			
	HDFC BANK HDFC BINK			

## (D.A/Approved layout/Service plans)

## COMPETENT AUTHORITY

	7
Residential	
Commercial 9771 X 13000 X 6%	76,21,380.00
25 % Late Penalty	19,05,345.00
Total	95,26,725.00
Amount paid	23,81,681.00
Balance amount	71,45,044.00

### As per Annexure attached (A)

Sr. No.	Registered sale deed Area/Khasra no/ Date & Number	Registered Agreement Area/ Khasra no/ Date & Number Tota area to sell			
	As per Annexure at	ttached (B)			
XIV)	Saleable area with % age	3173.22 Sq.yd Or (32.48 %)			
	a) No of residential plots				
	b) No of commercial plots/ shops	51			
	d) No of plots under any other saleable				
	use				
XV)	Area under public purpose with %age	6597.53 Sq.yd Or (67.52 %)			
XVI)	Public facilities provides in the colony if	The second secon			
	any				
	A) No of parks/ open spaces with area	580.80 Sq. Yds. (5.95%)			
	B) No of schools with area				
	C) No of community centre with area				
	D) S.T.P., Water works and OHSR	<u></u> :			
	E) Dispensary/ Health centre				
	F) Any other public use, <i>Parking</i>	<del></del>			
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## (D.A/Approved layout/Service plans)

# COMPETENT AUTHORITY

Total fee	Region of the second
Residential	
Commercial 9771 X 13000 X 6%	76,21,380.00
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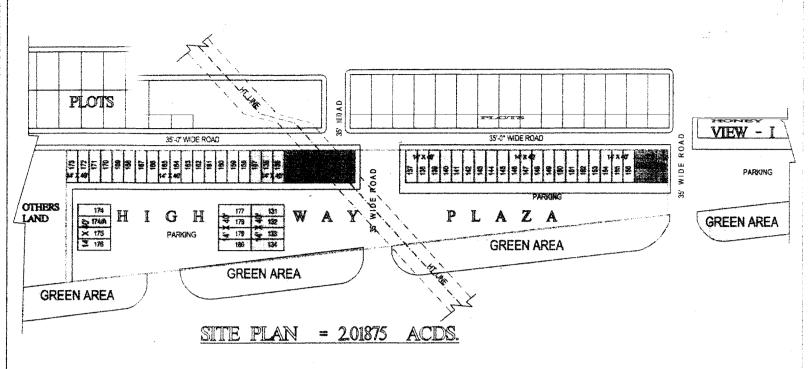
#### PAYMENT SCHEDULE

Sŗ. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1 <sup>st</sup> Installment with in 180	23,81,681.00	4,28,703.00	28,10,384.00	
	days from date of approval				ļ
2	2 <sup>nd</sup> Installment with in 360	23,81,681.00	2,85,802.00	26,67,483.00	
	days from date of approval				
3	3 <sup>rd</sup> Installment with in 540	23,81,682.00	1,42,901.00	25,24,583.00	
	days from date of approval				; <u> </u>
	Total	71,45,044.00	8,57,406.00	80,02,450.00	
				J	

- 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.
  - 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 important 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.



### LIST OF PLOTS

BOOTH NO. SIZE NO. AREA SQ.YDS.

131-156 14' X 40' 51 62.22 X 51 =3173.22 SQ.YDS. 157-180,174/A

## AREA DETAILS

TOTAL PLOT MEA = #170.75 POLYDS (2.01875 ACDS.)

#### **AREA UNDER PLOTS**

= 3173.22 SQ.YDS (0.65 ACDS.)--32.48 %

#### AREA UNDER SOLD PLOTS

= 3173.22 SQ.YDS (0.65 ACDS.)--100 %

#### **AREA UNDER PARKINGS**

= 6016.73 SQ.YDS (1.24 ACDS.)--61.57 %

#### AREA UNDER GREEN

= 580.8 SQ.YDS (0.12 ACDS.) - 5.95 %

