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/\_227 Dated 29-/2-14

With reference to your application 268997 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)	Sh. Bajwa Developers 1 td.SCO No. 17-18
	(individual (s), Company, firm	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	Honey View-II
IV)	Location (Village with H.B No)	Village JHUNGIAN, H.B29
V)	Total area of colony in acres	1.72 Acre or 8324.80 Sq.Yd
VI)	Area Sold (Acre-Kanal-	0.49 Acre ( 2364.36 Sq. Yrd.)
	Marla)	
VII)	Area under common purpose	1.23 Acre Or ( 5960.44 Sq.yd)
	(Acre-Kanal-Marla)	
VIII)	Saleable area still with	Nill
	promoter(Acre-Kanal-Marla)	
IX)	No of Plots saleable as per	38
	layout plan.	
(X)	Khasra No.	Khata no. 59/73, khasra no. 3//13/2(3-10), 12(8-
		0), 13/1(0-16), 18(7-0), 19(8-0), 20(8-0), 21(8-0),
		22(8-0), 23(8-0), 24(1-17), 4//16(8-0), 25/1(5-16),
		25/2(2-4), 10//6/1(0-17) kite 14 area 78 kanal 0, Khata no. 14, 15, 122/21, 22, 146, khasra no.
		4//18(7-4), $23/1(5-0)$ , $23/2(2-4)$ , $24/1(3-8)$ ,
		9//3(7-4), 4(8-0), 5/1(5-16), 5/2(2-4), 6/1(4-13),
		7/2(4-11), 8/1/1(4-0) kite 11 area 54 kanal 4 marle
XI)	Type of colony	Commercial
	(resi./ind./comm.)	
XII)	Year of establishment of the colony	After 17-08-2007
XIII) De		egistered sale deed and registered agreement to sell
	romoter	

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(A	Detail of land Purchased by the pr	omote	ers
Sr.	Registered sale deed	1 V	Registered Agreement
No.	Area/Khasra No/ Date & Number		Area/Khasra no/Date & Number Total
			area to sell

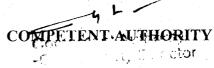
## As per Annexure attached (A)

(B) Detail of plots sold by the promoters through registered sale deed & Agreement to sell				
Sr.	Registered sale deed	Registered Agreement		
No.	Area/Khasra no/ Date & Number	Area/ Khasra no/ Date & Number Total		
		area to sell		

## As per Annexure attached (B)

XIV)	Saleable area with % age	2364.36 Sq.yd Or (28.40 %)		
	a) No of residential plots			
	b) No of commercial plots/ shops	38		
	d) No of plots under any other saleable			
	use			
XV)	Area under public purpose with %age	5960.44 Sq.yd Or (71.60 %)		
XVI)	Public facilities provides in the colony if			
	any			
	A) No of parks/ open spaces with area	247.14 (2.97%)		
	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>	5713.30 (68.63%)		
XVII)	Area under roads with % age	5960.44 Sq.yd ()r (71.60° °)		
XVIII)	Width of approach road	35'		
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		
AAI)				
	Fee/Charges received Amount Rs. 3.66			
	In case of payment by D.D.No. 003294, 273291			
		2.2013 27-12-14		
	HDI	FC BANK   CICI BANK		

(D.A/Approved layout/Service plans)



	Total fee		
Residential			
Commercial 8324 .80 X	13000 X 6%	64,93,344.00	
25 % Late Penalty		16,23,336	
Total		81,16,680.00	
Amount paid		20,29,170.00	
Balance amount		60,87,510.00	

## PAYMENT SCHEDULE

Sr. No.	Installments	Amount	Interest 12% P.A	Total amount	Payment Received
1	1st Installment with in 180	20,29,170.00	3,65,250.00	23,94,420.00	
	days from date of approval				
2	2 <sup>nd</sup> Installment with in 360	20,29,170.00	2,43,500.00	22,72,670.00	
	days from date of approval				
.3	3 <sup>rd</sup> Installment with in 540	20,29,170.00	1,21,750.00	21,50,920.00	
	days from date of approval	<u> </u>			
	Total	60,87,510.00	7,30,500.00	68,18,010.00	

- 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.
  - 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.

