

Regularization Certificate for an Unauthorized Colony

From

Competent Authority,
Cum-Deputy Director
Local Government Patiala.

To

M/s Bajwa developers Ltd.
SCO No. 17-18 ,sunny enclave,
Desumajra, Kharar.
Distt. SAS Nagar (Mohali)

No 1DDLG/ 9

Date 14-3-2017

With reference to your online application no 454570 dated.27-1-2015 the Regularization certificate for the colony particular of which are given below, is hereby issued under section 4 of " The Punjab Laws (special provision) Act 2014"

| | | |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| i) | Name of the Promoter(s/ (Individual(s) company, Firm | Sh. J S Bajwa M/s Bajwa Developers Ltd |
| ii) | Fathers Name (in case of individual) | Sh. Bishan Singh |
| iii) | Name of colony (if any) | <u>Sun city</u> Zandpur Kharar |
| iv) | Location (village with H B No) | H B No 28 |
| v) | Total area of colony in acres | 6679 sq yard (1.38 acre) |
| vi) | Area sold (Acre-kanal-marla) | 3810.82 sq yard (0.79 acre) |
| vii) | Area under common purpose (Acre-kanal-marla) | 2868.18 sq yd (0.59 acres) |
| viii) | Saleable area still with the promoter (Acre-Kanal-marla) | |
| ix) | No of plots saleable as per layout plan | 38 Residential including 2 built up |
| x) | Khasra Nos | Attached annexure A |
| xi) | Type of colony (Resi/comm/ind) | Residential |
| 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 | 3810.82 sq yard (57.05%) |
| | c) No. of saleable plots | 38 residential |
| | d) No. of commercial plots | |
| | e) No. of industrial plots | |
| | f) No. of plots under any other saleable use | |
| xv) | Area under Public purpose with %age | 2868.18 (42.95%) |
| xvi) | Public facilities provides in the colony if | |

| | | |
|--------|------------------------------------------------------------------|-----------------------------------------------------|
| | any | |
| | g) No. of parks/open spaces with area | 334 sq yard (5.01%) |
| | 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 | |
| xvii) | Area under roads with %age | 2534.18 sq yd (37.94%) |
| xviii) | width of approach road | 35'-0" |
| xix) | width of arterial road (mention range of width i.e. 20'-40' etc) | 30'-0" |
| xx) | Mode of payment received | By installment |
| xxi) | Demand draft/Cash | Demand draft |
| xxii) | Fees / charges received | Rs 332264.00 |
| xxiii) | In case of payment by | D D no 066783 dated 27-1-15, 713435 dated 8-3-15 |
| xxiv) | Name of Drawee Bank | Punjab and sind Bank |

D A/ Approved layout)

Competent Authority
Local Government
Deputy Director

| | | |
|-----------------|--------------|---------------|
| Residential Fee | 6679x4950x4% | Rs 1322442.00 |
| Amount paid | | Rs 332264.00 |
| Balance payable | | Rs. 990178.00 |

Payment Schedule of Rs 990178.00

| Sr no | Installments | Amount | Interest 12% P A | Total amount |
|-------|-------------------------------------------------------|-----------|------------------|--------------|
| 1 | 1st installment within 180 days from date of approval | 330059.00 | 59411.00 | 389470.00 |
| 2 | 2nd installment within 360 days from date of approval | 330059.00 | 39607.00 | 369666.00 |
| 3 | 3rd installment within 540 days from date of approval | 330060.00 | 19804.00 | 349864.00 |
| | Total | 990178.00 | 118822.00 | 1109000.00 |

Note 1)

2)

No separate notice shall be issued for the payment of installments. Executive officer vide letter no. 186 dated 8-3-2017 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 recommendation of Executive officer and STP and ME Municipal Council Zirakpur
- 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 Director

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