

Memo No.RERA/2023/136-137

Date: 11/12/2023

To

1. M/s Leela Residencies Private Limited  
SCO NO. 249, Sector-44 C  
Chandigarh-160047  
Mobile No. 81465-08068  
Email Id: w\_ralhan@yahoo.com
2. M/s. Best Zone Builders and Developers Private Limited,  
Shop No.1-2-3,Orchid Greens, Sector 115, Kharar Landran Road,  
District SAS Nagar (Mohali), Punjab- 140307

**Subject: Registration of Real Estate Project-“ Leela Orchid Green (Phase-II)”.**

This is to inform you that this Authority has accepted your application for registration of Real Estate Project, with details as follows:-

<b>Project Name</b>	:	<b>Leela Orchid Green (Phase-II)</b>
<b>Location</b>	:	<b>Village Khuni Majra, Sector-115, Kharar-Landran Road, District SAS Nagar(Mohali) Punjab -140301</b>
<b>Type of Project</b>	:	<b>Residential(Built-Up)</b>
<b>Total Area</b>	:	<b>7641.19 Sq.mtrs</b>
<b>No. of Blocks</b>	:	<b>002 Block(Block No. A, A1)</b>
<b>No. of 3BHK</b>	:	<b>170 Units(Block A[Tower 1 to 3] &amp; Block A1)</b>
<b>No. of Club House</b>	:	<b>001 Unit</b>
<b>Registration No.</b>	:	<b>PBRERA-SAS80-PR0877</b>
<b>Valid Upto</b>	:	<b>31-Dec-2024</b>

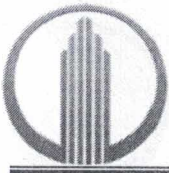
The registration certificate of the project will be issued to you subsequently, in accordance with the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules made there under by the Govt. of Punjab. You shall also be liable to pay the deficient registration fee, if any GST or any other taxes, as applicable, levied by Government of India/State Government in this regard, within 30 days from the issue of demand notice by this office, regarding the same.

Your attention is also drawn to Chapter III (Section-11 to 18) of The Real Estate (Regulation and Development) Act, 2016 in which the functions of a Promoter have been prescribed. You are required to comply with these provisions.

**Note 1:- EWS Land comprised in khewat no. 12, khatouni no. 12, khasra no. 32//12/2(7-15) part 1 its 35/310 is hypothecated to Municipal Council, Kharar and is not allowed to sale. Further 009 flats having Flat no. 109, 110, 111, 112, 209, 309, 311, 409, 509 in Block A is hypothecated to the Regional Deputy Director, Local Government, Patiala and are not allowed to sale.**

**Note 2:- The promoter has taken loan of Rs. 10 crores on the entire project and the promoter was directed to comply with all the terms and conditions mentioned by the Union Bank of India in the loan sanction letter issued vide letter no. MM:ADV:2022-23:429 dated 28.03.2023.The promoter is also directed to upload said document of loan on the web page of the Authority.**

**Note 3:- The promoter is directed to comply with all the terms and conditions as laid down in the license to develop colony issued vide License No. LDC/CA-ADC(UD)/2022/05 dated 24.03.2022 by the Competent Authority i.e. Additional Deputy Commissioner(Urban Development), SAS Nagar(Mohali), Punjab, in letter and spirit without fail.**



**Note 4:-** The promoter shall strictly comply with all the statutory/mandatory provisions prescribed under the RERA Act, Rules and Regulations made thereunder and that the promoter shall also comply with all the statutory provisions and conditions imposed by the respective competent Authorities while granting the license(s)/approvals/NOCs in letter and spirit without fail.

**Note 5:-** The promoter will complete the project before 31.12.2024 and keep all the approvals and requisite permissions valid till completion of the project.

CC: M(F&A) for N/A

*Handwritten signature*  
Secretary  
Real Estate Regulatory Authority,  
Punjab  
*Handwritten initials 'ok'*