



PUNJAB REAL ESTATE REGULATORY AUTHORITY
1st Floor, Plot No. 3, Block B, Madhya Marg, Sector 18A, Chandigarh
Website: www.rera.punjab.gov.in Email: helprrera@punjab.gov.in
Telephone: 0172-5139800

Memo No.RERA/2023/ 58

Date: 16/6/2023

To

M/s Metro Developers and Builders
SCO 13, Phase-11
District SAS Nagar(Mohali), Punjab-160062
Contact No: 98140-81229
Email.ID: bansalpankaj65@gmail.com

Subject: Registration of Real Estate Project-“ Victoria Enclave”.

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

Project Name	:	Victoria Enclave
Location	:	H.B. No. 176, Patran, District Patiala, Punjab -147105
Type of Project	:	Residential & Commercial (Plotted)
Total Area	:	77996.789 Sq.mtrs(out of total area 117485.3 sq.mtrs)
No. of Residential Plots	:	149 Plots(Plot No. 29 to 32, 39 to 79, 92 to 173, 200 to 221)
No. of EWS Plots	:	035 Plots(Plot No. 1 to 35)
No. of Commercial Plots	:	050 Plots(Plot No. 1 to 50)
Total	:	234 Plots
Registration No.	:	PBRERA-PTL64-PR0859
Valid Upto	:	31-Dec-2026


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: Total area measuring 3952.011 sq.mtrs, having 012 Residential Plots(i.e. Plot No. 80 to 91 and 20 Commercial Plot(i.e. Plot No. 51 to 70) are hypothecated to the competent authority i.e. Additional Deputy Commissioner(Urban Development) Patiala and are not allowed to be sold.

Note 2:- 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. ADC(UD)S-1/PTL/2022/04 dated 07.07.2022 by the Competent Authority i.e. Additional Deputy Commissioner(Urban Development) Patiala, Punjab, in letter and spirit without fail.

Note 3: The promoter is directed to comply with all the statutory provisions contained in the RERA Act/Rules, in respect of development of this project and all the statutory provisions contained in the approvals of project imposed by the respective competent Authorities.


Secretary
Real Estate Regulatory Authority,
Punjab

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