



Memo No.RERA/2023/56-57

Date: 16/06/23

To

M/s Boutique Homes
R/o A-106, Madhuban,
North Delhi , Delhi-110085
Mobile No. 98140-09060
Email Id: rajeshbhala@gmail.com

And

M/s. Omaxe Limited
Shop No. 19-B, First Floor,
Omaxe Celebration Mall, Sohna Road
Gurgaon, Haryana-122001

Sub: Registration of Real Estate Project-“ Royal Cassia 1”.

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

Project Name	:	Royal Cassia 1
Location	:	Mega Group Housing Project named Omaxe Royal Residency at Village Thakkarwal and Dad, District Ludhiana, Punjab- 141013
Type of Project	:	Residential (Built-up)
Total Area	:	3296 Sq. Mtrs.
No. of Blocks	:	004 Blocks(A to D)
Residential Units(3BHK)	:	010 Units (S+4)[Block-A and B]
Registration No.	:	PBRERA-LDH45-PR0856
Valid Upto	:	31-Mar-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:- The promoter is directed to comply with all the terms and conditions as laid down in the agreement dated 01.06.2006 and supplementary agreement executed with the Government of Punjab, in letter and spirit without fail.

Note 2:- 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.

Note 3:- The registration of this projects is considered and approved by the Authority for the inventory equivalent to payment of Rs. 72,00,000/-, which is made by M/s Boutique Homes to M/s Omaxe Limited. Further, inventory will be allowed for sale when the



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

promoter M/s Boutique Homes makes more payment to M/s Omaxe Limited.

Note 4:-The application for registration of this project was approved by the Authority with validity of registration of project upto 31-Mar-2026 (as mentioned by promoter in affidavit-cum-declaration in Form B), subject to the extension in implementation period of the mega project by the Competent Authority. Further, the registration of the project will be deemed to be cancelled, if the validity of License/agreement is not renewed after 31.12.2023 and if the promoter fails to submit the required validation document within period of one month of the expiry of the license/agreement.

[Signature]
Secretary

Real Estate Regulatory Authority,
Punjab

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

o/c