



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

Memo No.RERA/2024/ 174

Date: 4/6/24

To

M/s GANPATI BUILDERS AND DEVELOPERS,
HANDIAYA ROAD, Barnala
Punjab- 148101,
Mobile No. 9888039359
Email.ID: singla059@yahoo.com

Subject: Registration of Real Estate Project-"GANPATI ENCLAVE EXT 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	:	GANPATI ENCLAVE EXT 1
Location	:	Opp.D-MART, Handiaya Road, Barnala, Punjab- 148101
Type of Project	:	Residential Commercial (Plotted)
Total Area	:	74590.896 Sq. Mtrs
No.of Residential Plots	:	146 Plots (Plot No. 109 to 191, 269 to 331)
No. of Commercial Plots	:	027 Plots (Plot No. 01 to 27)
No. of EWS Plots	:	001 Plot
Total	:	174 Plots
Registration No.	:	PBRERA-BNL06-PR0947
Valid Upto	:	25-Sep-2027

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.

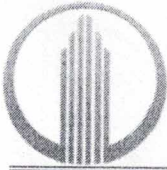
Your attention is also drawn to Chapter III (Section-11 to 18) of The Real Estate (Regulation and Development) Act, 2016 in which the functions of a Promoter have been prescribed. You are required to comply with these.

Note 1:- In view of the condition no. 51 of the License to develop Colony issued by the Competent Authority i.e. ADC(UD), Barnala, Punjab, 077 Residential Plots (having plot no. 192 to 268) are not allowed for sale till the promoter does not submit release and revision of T.P. Scheme of the other project from the Competent Authority.

Note 2: The promoter 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)-2022/796 dated 06.09.2022 by the competent authority i.e. ADC(UD), Barnala, Punjab, in letter and spirit without fail.

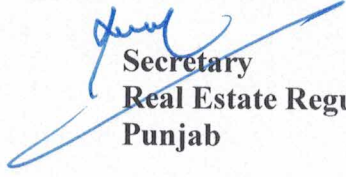
Note 3: The promoter shall strictly comply with all the statutory/mandatory provisions prescribed under RERA Act, Rules and Regulations made thereunder and that the promoter shall also comply with all the statutory provisions and conditions imposed by the respective Competent Authorities while granting the license(s)/approvals/NOCs in letter and spirit without fail.

Note 4: The promoter shall provide all the pending NOCs as provided in the License to Develop colony within a period of 6 months positively in accordance with the decision of the Authority dated 10.04.2024, from the date of issue of registration failing which necessary action under the provisions of RERA Act shall be initiated against you.



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Note 5: The promoter will complete the project before 25.09.2027 and keep all the approvals and requisite permissions valid till completion of the project.


Secretary
Real Estate Regulatory Authority,
Punjab

✓ **CC: Dy. Director (F&A) for N/A**