



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

Memo No.RERA/2024/ 57

Date: 02/05/2024

To

1. M/s. Suraj Builders & Developers,
Near Dr. Dharampal, Guru Nanak Colony,
Sangrur, Punjab- 148001
Contact No: 9216558585
Email.ID: hangapuneetindersingh@gmail.com
2. Sh. Kultar Singh & Sh. Ujjal Singh
Village Kaloudi, Ditsrict Sangrur,
Punjab-148001.

Subject: Registration of Real Estate Project-"Varindavan Garden".

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

Project Name	:	Varindavan Garden
Location	:	Village Sohian, Sangrur, Punjab-148001.
Type of Project	:	Residential (Plotted)
Total Area	:	28666.2837 Sq.mtrs (Out of total area 55286.55 sq. mt.)
No. of Residential Plots	:	058 Plots (Plot No. 5 to 10, 19 to 23, 29 to 45, 50 to 64, 73 to 75, 79 to 90)
Registration No.	:	PBRERA-SGR77-PR0901
Valid Upto	:	16-Feb-2028

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: 032 Residential Plot having plot no. 01 to 04, 24 to 28, 11 to 18, 46 to 49, 65 to 72, 76 to 78 are not under ownership of promoter and are not allowed for sale.

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. SGR/UD/LD/2023/03 dated 17.02.2023 by the Competent Authority i.e. Additional Deputy Commissioner(General) Sangrur, 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.

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 16.02.2028 and keep all the approvals and requisite permissions valid till completion of the project.

[Signature]
Secretary
Real Estate Regulatory Authority
Punjab

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