



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/ 35

Date: 19/04/24

To

M/s. Gulab Valley Housing Pvt. Ltd,
21-A/1, Gauri Apartments, Civil Lines,
Chander Nagar, Ludiana, Punjab- 141001.
Mobile No. 98723-08996
Email.ID: abhianand51@yahoo.com

Sub: Registration of Real Estate Project-"River Heights- Group Housing".
This is to inform you that this Authority has accepted your application for registration of Real Estate Project, with details as follows:-

| | | |
|--------------------------------|---|---|
| Project Name | : | River Heights- Group Housing |
| Location | : | River Heights, South City, Village Birmi, Mullanpur Dhakha, Ludhiana, Punjab-141001. |
| Type of Project | : | Residential & Commercial (Built-up) |
| Total Area | : | 13867.67 Sq. Mtrs. |
| No. of Towers | : | 003 Tower (Tower No. 1, 2 and 3) |
| No. of 4BHK | : | 050 Units (Tower No. 1) |
| No. of 3BHK | : | 099 Units (Tower No. 2 and 3) |
| No. of Penthouses | : | 006 Units (Tower No. 1, 2 and 3) |
| No. of Commercial Shops | : | 007 Unit |
| No. of Kiosk | : | 001 Unit |
| Registration No. | : | PBRERA-LDH44-PR0888 |
| Valid Upto | : | 10-July-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.

Note 1:- 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 No. 01/2023 dated 10.07.2023 by the Competent Authority i.e., GLADA, Ludhiana, Punjab, in letter and spirit without fail.

Note 2:- 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 3:- The promoter will complete the project before 10.07.2028 and keep all the approvals and requisite permissions valid till completion of the project.

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


Secretary
Real Estate Regulatory Authority,
Punjab