



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/ 17

Date: 08/01/24

To

M/s. Niranjana Creations of Land Pvt. Ltd.,
SCO-10, Village Pholriwal, Main 66 Feet Road,
Jalandhar, Punjab- 144022.
Mobile No. 7301313137
Email.ID: nlcitywalk@gmail.com

Sub: Registration of Real Estate Project-“NCL Plaza”.

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

Project Name	:	NCL Plaza
Location	:	Village Pholriwal, H.B. No. 252, Jalandhar
Type of Project	:	Commercial (Plotted)
Total Area of the project	:	29060.23 Sq. Mt (7.18 Acres)
Total Area for which Registration granted	:	18143.17 Sq.mtrs (4.48 Acres)
<u>Plots authorised for sale</u>		
(a).Commercial Plots (SCO):	:	16 Units (Plot No.9 to Plot No. 24)
(b).Double Storey Shop	:	1 Unit (Shop No. 1)
(c). Total Plots	:	17 Plots
Registration No.	:	PBRERA-JAL33-PC0194
Valid Upto	:	30-Mar-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: 11 Commercial Plots (SCOs) numbers (i.e. Plot no. 34, 26 to 29, 41, 79 to 83) and 13 plots (Double Storey Shops numbers (Plot No. 2 to 8, 35 to 40) are hypothecated to the Competent Authority i.e. Jalandhar Development Authority (JDA) 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. JDA-2023/57 dated 31.03.2023 by the Competent Authority i.e. Jalandhar Development Authority (JDA), Jalandhar, Punjab, in letter and spirit without fail.

Note 3:- 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 4:- The promoter will complete the project before 30.03.2028 and keep all the approvals and requisite permissions valid till completion of the project.

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

[Signature]
Secretary
Real Estate Regulatory Authority,
Punjab
[Signature]