



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

Memo No. RERA/2024/ 25-86

Date: 06/05/2024

To

1. M/s. Motia Grand LLP,
SCO 393 FF, Sector 8 Main Market,
Panchkula, Haryana, 134109.
Contact No. 9216516624
Email ID: motiaoasis@gmail.com
2. M/s. Baba Rangi Ram Pvt. Ltd.
House No. 207, Sector-6,
Panchkula, Haryana-134109.

Subject: Registration of Real Estate Project-“MOTIA GRAND PHASE I”

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

Project Name	:	MOTIA GRAND PHASE I
Location	:	Village Madhopur, H.B.No. 11, Derabassi, SAS Nagar, Punjab- 140507
Type of Project	:	Residential & Commercial (Plotted)
Total Area	:	31162.45 Sq.mtrs. (Out of total area i.e. 40067.21)
No. of Residential Plots	:	186 Plots (Plot No. 01 to 140, 151 to 196)
No. of Commercial Plots	:	016 Plots
Total Plots	:	202 Plots
Registration No.	:	PBRERA-SAS79-PR0917
Valid Upto	:	23-May-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: 041 Residential Plots having plot no. 141 to 150, 197 to 227 are not under ownership of the 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. LDC/CA-ADC(UD)-2023/18 dated 24.05.2023 by the Competent Authority i.e. Additional Deputy Commissioner (UD), SAS Nagar, Punjab, in letter and spirit without fail.

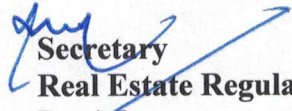
Note 3: The promoter is directed to comply with all the statutory provisions contained in the RERA Act/Rules, in respect of development of this project and all the statutory provisions contained in the approvals of project imposed by the respective competent Authorities.

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



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@rera.punjab.gov.in
Telephone: 0172-5139800

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.
Note 5:-The promoter will complete the project before 23.05.2028 and keep all the approvals and requisite permissions valid till completion of the project.

o/c

Secretary
Real Estate Regulatory Authority,
Punjab

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