

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/ 205-07

Date: 07/06/2024

To

1. M/s S.G.Enterprises
Village Neelapur, Tehsil Rajpura Distt.Patiala
Patiala , Punjab
Mobile No. 9464144009
Email.ID: satnamsingh1791979@gmail.com
2. Sh. Balwinder Kumar S/o Ami Chand
Manak Majra, Tehsil Indri,
Karnal (Haryana)
3. Sh. Kamal Kumar
Manak Majra, Tehsil Indri,
Karnal (Haryana)

Subject: Registration of Real Estate Project-"ONKAR ENCLAVE".

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

Project Name	:	ONKAR ENCLAVE
Location	:	Near BSNL Training Center Neelapur Patiala, Punjab - 140401
Type of Project	:	Residential (Plotted)
Total Area	:	3297.65 Sq. Mtrs (Out of total area 16308.83 Sq. Mtrs
No.of Residential Plots	:	47 Plots (1-3,5-13,16-23,41-46,51-80)
No. of EWS Plots	:	04 Plots (81-84)
Total Plots	:	51 Plots
Registration No.	:	PBRERA-PTL65-PR0960
Valid Upto	:	24th April, 2028

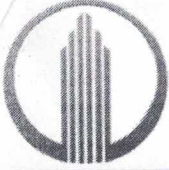
The registration certificate of the project will be issued to you subsequently, in accordance with the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules made there under by the Govt. of Punjab. You shall also be liable to pay the deficient registration fee, if any GST or 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: Residential plots having plot no. 4,14-15,24-40, 47-50 and EWS plot No. 85-90 are not under ownership of promoter and are not allowed for sale.

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. ADC(UD)5-1/PTL/2023/04 dated 14.03.2023 by the competent authority i.e. The Competent Authority cum- Additional Deputy Commissioner (Urban Development), SAS Nagar, Mohali, 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...



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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.

Note 5: The promoter shall complete the project before 24.04.2028 and keep all the approvals and requisite permissions valid till completion of the project.

[Signature]
Secretary

Real Estate Regulatory Authority,
Punjab

CC: Dy. Director (F&A) for N/A