



Memo No.RERA/2024/ 49

Date: 25/4/24

To

M/s. Piara Lal Ram Phal & Co.
SCF-07, Anaj Mandi Road,
Barnala, Punjab- 148101.
Contact No: 9815847309
Email.ID: sahil.sahil1612@gmail.com

Subject: Registration of Real Estate Project-“ BALA JI 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	:	BALA JI ENCLAVE
Location	:	Village Hassanpur Prohtaan (H. B. No. 25) tehsil & Distt. Patiala, Punjab - 147001
Type of Project	:	Residential & Commercial (Plotted)
Total Area	:	25132.751 Sq.mtrs
No. of Residential Plots	:	117 Plots
No. of Commercial Plots	:	013 Plots
Total Plots	:	130 Plots
Registration No.	:	PBRERA-PTL63-PR0897
Valid Upto	:	04-June-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.


Note1:- 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. PDA-CA-S-2-PTA/2023/16439 dated 26.05.2023 by the Competent Authority i.e. Chief Administrator, PDA, Patiala, Punjab, in letter and spirit without fail.

Note 2: 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 3: 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 4:- The promoter shall complete the project before 04.06.2028 and keep all the approvals and requisite permissions valid till completion of the project.


Secretary
Real Estate Regulatory Authority,
Punjab

✓ **CC: M(F&A) for N/A**