



o/e

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/ 103-105

Date: 6/5/24

To

1. M/s. DEN ART INFRA PVT. LTD
SCO 506, 2nd Floor, Taj Plaza,
Sector 118, TDI Market, Airport Road,
SAS Nagar, Punjab- 160055.
Mobile No. 76965-60959
Email.ID: devhomesmohali@gmail.com
2. Sh. Baldev Singh, Smt. Mohinder Kaur & Smt. Ravinder Kaur
Village Santemajra, Landran,
SAS Nagar, Punjab- 140307.
3. Sh. Harbhajan Singh,
House No. 5037, Urban Estate, Phase 1, Part 3,
Patiala, Punjab- 147001.
4. Sh. Mehar Singh, Sh. Gian Singh,
Sh. Mohan Singh & Sh. Harmeet Singh,
Village Santemajra, Landran,
SAS Nagar, Punjab- 140307.

Subject: Registration of Real Estate Project-"DEV HOMES".

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

Project Name	:	DEV HOMES
Location	:	Village Santemajra Sector 116, Tehsil Kharar, SAS Nagar, Punjab - 140301
Type of Project	:	Residential & Commercial (Plotted)
Total Area	:	11634.62 Sq. Mtrs (Out of the total area 28926.4 Sq. Mtrs.)
No. of Residential Plots	:	056 Plots
No. of Commercial Plots	:	004 Plots
Total Plots	:	060 Plots
Registration No.	:	PBRERA-SAS80-PR0925
Valid Upto	:	25-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.

Note 1:- 017 Plots (having plot no. 1, 2, 22 to 27, 63, 64, 65, 115, 116, 129 to 132) and 004 Commercial Plots (Having plot no. 1 to 4) are hypothecated to the Competent Authority i.e. The Additional Deputy Commissioner (UD), SAS Nagar and are not allowed to be sold.

Note 2: 087 Residential Plots having plot no. 3 to 7, 10 to 21, 30 to 37, 40 to 57, 66 to 69, 74 to 77, 82 to 86, 89 to 100, 111, 112, 117 to 126, 133 to 139 are not under ownership of the promoter and are not allowed for sale.

Note 3: The promoter 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)-2023/19 dated 26.05.2023 by the competent authority i.e. The Additional Deputy Commissioner (UD),



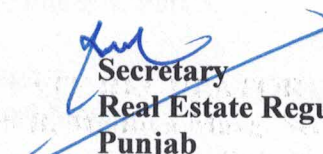

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SAS Nagar, in letter and spirit without fail.

Note 4: The promoter shall strictly comply with all the statutory/mandatory provisions prescribed under RERA Act, Rules and Regulations made there under 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 5: 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 6: The promoter shall complete the project before 25.05.2028 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