



Memo No. RERA/2024/124-122

Date: 7/5/24

To

1. M/s JOY ERA
Wave Estate Sector- 85
Sahibzada Ajit Singh Nagar (Mohali),
Punjab 140308.
Mobile No. 9107491074
Email.ID: dashmeshbuilders@rediffmail.com
2. The Greater Mohali Area Development Authority (GMADA)
PUDA Bhawan, Sector-62,
SAS Nagar, Punjab- 160062.

Subject: Registration of Real Estate Project-“JOY GRAND”.

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

Project Name	:	JOY GRAND
Location	:	SITE NO.3 SECTOR 88, S.A.S Nagar, Mohali, Punjab - 140501
Type of Project	:	Residential & Commercial (Built-up)
Total Area	:	8417.766 Sq. Mtrs.
No. of Blocks/Towers	:	001 Block A (Tower 1, 2 and 3)
No. of 4 BHK Flats	:	042 Units
No. of 4 BHK (Duplex)	:	002 Units
No. of 3 BHK Flats	:	088 Units
No. of 3 BHK (Duplex)	:	004 Units
No. of Commercial Booths	:	018 Units
Registration No.	:	PBRERA-SAS81-PR0928
Valid Upto	:	01-Sep-2030

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: The promoter directed to comply with all the terms and conditions as laid down in the Allotment Letter issued vide letter No. EO/2021/88013 dated 08.11.2021 by the competent authority i.e. GMADA, SAS Nagar, in letter and spirit without fail.



Note 2: 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 imposed by the respective Competent Authorities while granting the license(s)/approvals/NOCs in letter and spirit without fail.

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 comply with the provisions of the PAPRA Act, applicable, if any.

Note 5: The promoter will complete the project before 01.09.2030 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