



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/ 113-120

Date: 07/05/2024

To

1. M/s. Sangam Builders
Shop no.8, Baba Ishar Singh Market, Dhina,
Jalandhar, Punjab - 144005
Mobile No. 98720-28555
Email.ID: sukhwindersingh20@yahoo.com
2. Sh. Kewal Singh S/o Sh. Sucha Singh
House No. 142, Chotti Baradari, Phase- 2
Jalandhar, Punjab- 144001.
3. Sh. Amrik Singh Powar, Arvinder Singh Powar & Sukhjeet Singh Powar
R/o H.No. 171, Mithapur, Near Guru Nanak Mission Hospital,
Jalandhar, Punjab- 144001.
4. Sh. Narinder Singh Pawar,
House No. 309, New Kalgidhar Avenue, Mithapur,
Jalandhar, Punjab-144001.
5. Sh. Jasdeep Singh Pawar,
House No. 302, Vill. Mithapur,
Jalandhar, Punjab-144001.
6. Sh. Purshottam Singh, Sh.Onkar Singh,
Sh. Harjinder Singh, Sh. Baldeep Singh,
Residents of Ganganagar, rajstahn- 335001.
7. Smt. Sarabjeet Kaur,
House No. 98, New Kalgidhar Avenue, Mithapur,
Jalandhar, Punjab- 144001.
8. Sh. Palwinder Singh,
House No. 238, Mithapur,
Jalandhar, Punjab- 144001.

Subject: Registration of Real Estate Project-"ORCHID COUNTY".

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

Project Name	:	ORCHID COUNTY.
Location	:	Village Mithapur, H.B.No.310 and Alipur, H.B.No.294, Jalandhar, Punjab- 144022.
Type of Project	:	Residential & Commercial (Plotted)
Total Area	:	34896.75 Sq. Mtrs (Out of the total area 56341.89 Sq. Mtrs.)
No. of Residential Plots	:	176 Plots (1 to 15, 19 to 59, 66 to 74, 78, 79, 94 to 143, 146 to 153, 156 to 171, 180 to 188, 209 to 218, 245 to 260)
No. of Commercial Plots	:	004 Plots (Plot No. 01, 14, 15, 25)
Total Plots	:	180 Plots
Registration No.	:	PBRERA-JAL33-PR0930
Valid Upto	:	09-Aug-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: 071 Residential Plots (having plot no. 16 to 18, 60 to 65, 75 to 77, 80 to 93, 144 to 145, 154, 155, 172 to 179, 219 to 244, 261 to 267), 020 EWS Plots (Having Plot N. 189 to 208) and 021 Commercial Plots (Having plot No. 02 to 13, 16 to 24) are not under ownership of the 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. MTP/550 dated 10.08.2023 by the competent authority i.e. Municipal Corporation, Jalandhar, 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 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 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 will complete the project before 09.08.2028 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