



Memo No. RERA/2024/ 110-112

Date: 7/5/24

To

1. M/s. Shine Homes
Backside Umbera Flats,
Near Gitika Valley Village Sangowal,
Ludhiana, Punjab- 141122
Mobile No. 98155-18302
Email.ID: rakeshchopra808@gmail.com
2. Sh. Gurpreet Singh and Sh. Manjit Singh
Village Sangowal, Ludhiana,
Punjab- 141122.
3. Sh. Ramandeep Singh
R/o Near Govt. School, Village Sangowal,
Ludhiana, Punjab- 141122.

Subject: Registration of Real Estate Project-“SHINE CITY”.

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

Project Name	:	SHINE CITY
Location	:	Village Sangowal H.B. No. 257, Teh. & Distt. Ludhiana, Punjab-141122.
Type of Project	:	Residential & Commercial (Plotted)
Total Area	:	35218.01 Sq. Mtrs (Out of the total area 40233.0371 Sq. Mtrs.)
No. of Residential Plots	:	177 Plots
No. of Commercial Plots	:	008 Plots
Total Plots	:	185 Plots
Registration No.	:	PBRERA-LDH42-PR0919
Valid Upto	:	13-Oct-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: 030 Residential Plots having plot no. 2 to 10, 18 to 25, 194 to 196, 198 to 207 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. 10/2023 dated 13.10.2023 by the competent authority i.e. GLADA, Ludhiana 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 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 13.10.2028 and keep all the approvals and requisite permissions valid till completion of the project.

[Signature]
 Secretary
 Real Estate Regulatory Authority,
 Punjab
[Signature]

CC: M (F&A) for N/A