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**PUNJAB REAL ESTATE REGULATORY AUTHORITY**  
1st Floor, Plot No. 3, Block B, Madhya Marg, Sector 18A, Chandigarh  
Website: [www.rera.punjab.gov.in](http://www.rera.punjab.gov.in) Email: [helprrera@punjab.gov.in](mailto:helprrera@punjab.gov.in)  
Telephone: 0172-5139800

**Memo No.RERA/2024/** 65

**Date:** 03/05/24

To

Sh. Mohinder Paul Singh  
House No. 92-B, B.R.S. Nagar,  
Rajguru Nagar, Ludhiana, Punjab- 141012.  
Contact No: 9464900002  
Email ID: headofficebrightpunjab@gmail.com

And

Sh. Tejinder Pal Singh  
House No. 92-B, B.R.S. Nagar,  
Rajguru Nagar, Ludhiana, Punjab- 141012.  
Contact No: 94641-00002  
Email ID: headofficebrightpunjab@gmail.com

And

M/s. Guru Nanak Dev Charitable Trust  
Office- BV-310, Benjamin Road,  
Ludhiana, Punjab-141012  
Contact No: 94641-00002  
Email ID: headofficebrightpunjab@gmail.com

**Subject: Registration of Real Estate Project-“COMMERCIAL COLONY VILLAGE BAREWAL AWANA”**

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

<b>Project Name</b>	:	<b>COMMERCIAL COLONY VILLAGE BAREWAL AWANA</b>
<b>Location</b>	:	<b>Village Barewal Awana, Ludhiana, Punjab- 141012.</b>
<b>Type of Project</b>	:	<b>Commercial (Plotted)</b>
<b>Total Area</b>	:	<b>6740.28 Sq.mtrs.</b>
<b>No. of Commercial Plots (SCOs)</b>	:	<b>027 Plots</b>
<b>No. of Commercial Plots (Shops)</b>	:	<b>005 Plots</b>
<b>Total Plots</b>	:	<b>032 Plots</b>
<b>Registration No.</b>	:	<b>PBRERA-LDH45-PC0206</b>
<b>Valid Upto</b>	:	<b>30-October-2028</b>

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.

**Note 1:- 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. 391/PS/D dated 25.10.2023 by the Competent Authority i.e. Municipal Commissioner, Ludhiana, Punjab, in letter and spirit without fail.**

**Note 2: The promoter is directed to comply with all the statutory provisions contained in**



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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 governed by the Indian Trust Act qua the land of the trust.

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 30.10.2028 and keep all the approvals and requisite permissions valid till completion of the project.

*[Signature]*  
Secretary

Real Estate Regulatory Authority,  
Punjab

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