

Memo No.RERA/2024/ 173

Date: 03/06/2024

To

M/s BJB Developers & Builders Pvt Ltd,  
#PL KHASRA 396, Kharar,  
SAS Nagar, Punjab - 140301  
Mobile No. 8564000004  
Email.ID: sarabjeetcheema72@gmail.com

**Subject: Registration of Real Estate Project-“BJBF Heights”.**

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>BJBF Heights</b>
<b>Location</b>	:	<b>At village Santemajra hadbast no. 186 SAS Nagar (Mohali), Kharar, Punjab-140307</b>
<b>Type of Project</b>	:	<b>Residential (Built-up)</b>
<b>Total Area</b>	:	<b>6424.3845 Sq. Mtrs</b>
<b>No. of Residential Flats (2BHK)</b>	:	<b>192 Units (Block A1,A2, A3,B)</b>
<b>No. of EWS Flats (1BHK)</b>	:	<b>020 Units (Block-C)</b>
<b>Total flats</b>	:	<b>212 Units</b>
<b>Registration No.</b>	:	<b>PBRERA-SAS80-PR0946</b>
<b>Valid Upto</b>	:	<b>13-Dec-2028</b>

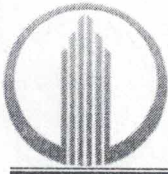
The registration certificate of the project will be issued to you subsequently, in accordance with the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules made there under by the Govt. of Punjab. You shall also be liable to pay the deficient registration fee, if any GST or 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.

**Note 1: 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)-2023/57 dated 14.12.2023 by the competent authority i.e. ADC(UD), SAS Nagar, Punjab, 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.**




**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: [help@punjab.gov.in](mailto:help@punjab.gov.in)  
Telephone: 0172-5139800

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**Note 4: The promoter shall complete the project before 13.12.2028 and keep all the approvals and requisite permissions valid till completion of the project.**

  
**Secretary**  
**Real Estate Regulatory Authority,**  
**Punjab**

  
**CC: Dy. Director (F&A) for N/A**