



Memo No. RERA/2024/ 54

Date: 2/5/24

To

✓ M/s. Lotus Creators and Developers,
House No. 26, Model Town,
Rupnagar, Punjab- 140001.
Contact No: 9815502482
Email.ID: diyaindanerail@gmail.com

Subject: Registration of Real Estate Project-“PANDHER 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 : PANDHER CITY
Location : Ropar bypass to college road, tehsil
Rupnagar, District Rupnagar, Punjab-
141001.
Type of Project : Residential & Commercial (Plotted)
Total Area : 20292.23 Sq.mtrs (Out of total area
24214.06 sq. mt.)
No. of Residential Plots : 106 Units (Plot No. 1 to 18, 20 to 68, 72 to
82, 94 to 104, 110 to 118 and plot no. 125
to 132)
No. of EWS Plots : 014 Plots)Plot No. 69 to 71 and Plot No.
83 to 93)
No. of Commercial Plots : 006 Plots (Plot No. 01 to 04 and 07 to 08)
Total Plots : 126 Plots
Registration No. : PBRERA-RPR70-PR0900
Valid Upto : 27-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 provisions.

Note 1: 011 Residential Plots having Plot No. 105, 106, 107, 108, 109 and plot no. 119, 120, 121, 122, 123, 124 are hypothecated to Additional Deputy Commissioner(General) Ropar, Punjab and are not allowed to be sold.

Note 2: 001 Residential Plot having plot no. 19 and 002 commercial plots having plot no. 05, 06 are not under ownership of promoter and are not allowed for sale.

Note 3:- 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. ADC(G)/L.G.Branch/2023/55 dated 27.10.2023 by the Competent Authority i.e. Additional Deputy Commissioner(General) Ropar, Punjab, in letter and spirit without fail.

Note 4: The promoter is directed to comply with all the statutory provisions contained in 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 5: The promoter shall provide all the pending NOCs as provided in the License to



PUNJAB REAL ESTATE REGULATORY AUTHORITY
1st Floor, Plot No. 3, Block B, Madhya Marg, Sector 18A, Chandigarh
Website: www.rera.punjab.gov.in Email: helprera@punjab.gov.in
Telephone: 0172-5139800

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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 6:- The promoter will complete the project before 27.10.2028 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