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

Memo No.RERA/2024/ 258 **Date:** 14/06/24

To

M/s Vistara Buildtech
401, Level III, Sector 82, SAS Nagar, Punjab
Distt. SAS Nagar (Mohali), Punjab - 201304
Mobile : 9501100090
Email ID- Satishkatyal0003@gmail.com

Subject: **Registration of Real Estate Project-"Velora Urbano".**

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

Project Name	:	**Velora Urbano**
Location	:	**Village Karala,** **Tehsil Banur & Dist. SAS Nagar, Punjab** **Distt. Patiala, Punjab- 140601**
Type of Project	:	**Commercial & Residential (Plotted)**
Total Area	:	**58068.19 Sq. Mtrs.**
No. of Residential Plots	:	**257 Plots**
No. of Commercial Plots	:	**024 Plots**
Registration No.	:	**PBRERA-SAS79-PR0986**
Valid Upto	:	**30-January-2029**

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: In view of the condition no. 4 of PPCB letter dated 19.12.2023, 27 plots having plot no. P9-P23, 129-132, 156-159, 163-164, 205-206 are not allowed to 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. 50/2024 dated 29.01.2024 by the competent authority i.e. GMADA, SAS Nagar, Mohali, 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 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.

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

Memo No.RERA/2024/ 258 **Date:** 14/06/24

Note 5: The promoter will complete the project before 30.01.2029 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