

**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/** 199-200

**Date:** 7/6/24

To

1. M/s RIPSS Infrastructure Pvt. Ltd.  
Near Rajgadh Estate Post Office Ayali Kalan  
village Jhammat,  
Ludhiana , Punjab - 142027  
Mobile No.: 9872213337  
Email.ID: [ishan@ripssinfrastructure.com](mailto:ishan@ripssinfrastructure.com)
2. Janta Land Promoters Pvt. Ltd.  
SCO – 39-42, Sector – 82  
SAS Nagar (Mohali)

**Subject: Registration of Real Estate Project-“ RIPSS BUSINESS PARK”.**

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>RIPSS BUSINESS PARK</b>
<b>Location</b>	:	<b>Sector 66-A , SAS Nagar Sahibzada Ajit Singh Nagar (Mohali), Punjab</b>
<b>Type of Project</b>	:	<b>Commercial (Builtup)</b>
<b>Total Area</b>	:	<b>11047.918 Sq. Mtrs</b>
<b>No. of Commercial Offices spaces</b>	:	<b>177 offices</b>
<b>No. of Cafe</b>	:	<b>001 unit</b>
<b>No. of food Court</b>	:	<b>001 Unit</b>
<b>Registration No.</b>	:	<b>PBRERA-SAS81-PC0233</b>
<b>Valid Upto</b>	:	<b>8<sup>th</sup> March 2028</b>

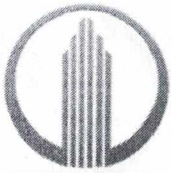
The registration certificate of the project will be issued to you subsequently, in accordance with the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules made there under by the Govt. of Punjab. You shall also be liable to pay the deficient registration fee, if any GST or 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 Approval letter of revised building plan issued vide Memo No.46684 dated 26.04.2024 by the competent authority i.e GLADA, Ludhiana, 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.**

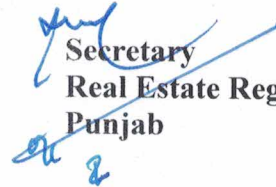


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**Date:\_\_\_\_\_**

**Note 4: The promoter shall complete the project before 08.03.2028 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**