

o/c

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/ 4296

Date: 7/6/24

To

Velora Infratech
Plot No. 401 Second Floor JLPL
Sector 82 SAS Nagar
Sahibzada Ajit Singh Nagar (Mohali), Punjab – 140306
Mobile No. 9501100090
Email.ID: satishkatyal0003@gmail.com

Subject: Registration of Real Estate Project-“VELORA HAPPINEST”.

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 HAPPINEST
Location	:	Village Banur, Hadbast No. 280, Tehsil Banur, Distt. S.AS. Nagar, Mohali Sahibzada Ajit Singh Nagar (Mohali)
Type of Project	:	Residential (Plotted)
Total Area	:	33386.57 Sq. Mtrs
No. of Residential Plots	:	194 Plots (Plot No.1 to 38, 60 to 127, 130 to 166, 170 to 206, 207 to 220)
No. of Commercial Plots	:	014 Plots (Shop No.1 to 14)
No. of EWS Plots	:	026 Plots (Plot No.39 to 59, 128 to 129, 167 to 169)
Total Plots	:	234 Plots
Registration No.	:	PBRERA-SAS79-PR0959
Valid Upto	:	5th March, 2029

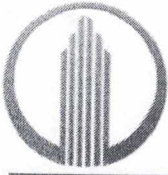
The registration certificate of the project will be issued to you subsequently, in accordance with the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules made there under by the Govt. of Punjab. You shall also be liable to pay the deficient registration fee, if any GST or 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: Commercial Plots 5 and 6 (Total 2 plots), Residential: Plot No. 33 to 38, 60 to 64, 122 to 127, 195 to 200, 130 to 131 (Total 25 Residential Plots), EWS Plots : 39 to 59, 128 to 129 (Total 23 EWS Plots) are hypothecated to the Competent Authority and are not allowed to be sold.

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. LDC/CA-ADC(UD)-2024/20 dated 06.03.2024 by the competent authority i.e. The Competent Authority cum- Additional Deputy Commissioner (Urban Development), SAS Nagar, Mohali, 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



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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.

Note 4: The promoter shall complete the project before 05.03.2029 and keep all the approvals and requisite permissions valid till completion of the project.

o/c 
Secretary
Real Estate Regulatory Authority,
Punjab

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