

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

Memo No.RERA/2024/ 187-193

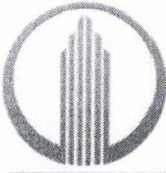
Date: 06/06/20

1. **M/s RIPSS Infrastructure Pvt. Ltd.**
Near Rajgadh Estate Post Office Ayali Kaland,
village Jhammat
Ludhiana , Punjab - 142027
Mobile No.: 9872213337
Email.ID: ishan@ripssinfrastructure.com
2. **Sh. Naveen Kumar Jain**
House No.962, Near Daresi Ground,
Purana Bazaar, Bagga Kalan,
Central Pst Office,
Ludhiana – Punjab - 141008
3. **Sh. Rajesh Kumar Jain**
House No. 102, Backside Radha Swami Satsang Ghar,
Vardhman Vatika, Jain Colony,
Hambran Road, Partap Singh Wala
Ludhiana Punjab – 141008
4. **Sh. Kuljit Pal Singh S/o Sh. Kanwal Jeet Singh**
Villa No. 138-139, Eldeco Estate One,
Near Malhotra Resorts,
Distt. Ludhiana
5. **Smt. Tej Kiran W/o Sh. Kuljit Pal Singh**
Villa No. 138-139, Eldeco Estate One,
Near Malhotra Resorts,
Distt. Ludhiana
6. **Sh. Ram Pal Aggarwal**
342/E/1, Netaji Nagar,
Jalandhar Bypass Chowk,
Near ICICI Bank
Distt. Ludhiana
7. **Sh. Sunny Aggarwal**
342/E/1, Netaji Nagar,
Jalandhar Bypass Chowk,
Near ICICI Bank
Distt. Ludhiana

Subject: Registration of Real Estate Project-“BELGRAVIA HOMES”.

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

Project Name	:	BELGRAVIA HOMES
Location	:	VILLAGE BHATTIAN (HADBAST NO. 89), VILLAGE RAJPURA URF HUSAINPURA (HADBAST NO. 99), VILLAGE KADIAN (HADBAST NO. 91)



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Type of Project	:	Residential (Plotted)
No. Of Plots	:	186 Plots
Total Area	:	101155.2231 Sq. Mtrs
Total Area (Owned)	:	53664.8631 Sq. Mtrs
Total Area (Not owned)	:	0047490.36 Sq. Mtrs
Registration No.	:	PBRERA-LDH45-PR0954
Valid Upto	:	24-November-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.

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. 17/2023 dated NIL 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.

Note 4: The promoter shall complete the project before 24.11.2028 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