



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/ 301

Date: 20/06/24

To

M/s Pioneer Associates
#13304, Shiv Colony
Park Street, Barnala Road
Distt.Bathinda , Punjab - 151001
Mobile :9216704077
Email ID- pranavgupta4005@gmail.com

Subject: Registration of Real Estate Project-“Alvista Techpark(Industrial Park)”.

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

Project Name	:	Alvista Techpark(Industrial Park)
Location	:	Village Gurusar Sainewala H.B. No. 92, Tehsil Sangat, Bathinda Punjab - 151001
Type of Project	:	Commercial, Industrial & Residential (Plotted)
Total Area	:	151166.275Sq. Mtrs.
Total No. of Residential Plots	:	233 Plots
Total No. of Industrial Plots	:	149 Plots
Total No. of Commercial Plots	:	041 Plots
Total No. of Plots	:	424 Plots
No. of EWS Site	:	001 Plot
Registration No.	:	PBRERA-BTI08-PM0170
Valid Upto	:	03-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: The promoter shall not be allowed to sale Commercial and Residential inventory and the same shall be allowed after compliance of the condition no. 14 and prior approval of the Authority shall be taken for the same as per letter issued by BDA vide Memo No. CA/BDA/BTI/2024/1196 dated 11.03.2024.

Note 2: The promoter directed to comply with all the terms and conditions as laid down in the Memo No. CA/BDA/BTI/2024/1196 dated 11.03.2024 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



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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.

Note 5: The promoter will complete the project before 03.03.2029 and keep all the approvals and requisite permissions valid till completion of the project.

[Signature]
Secretary

Real Estate Regulatory Authority,
Punjab

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