



Memo No.RERA/2024/ 302

Date: 20/06/24

To

M/s ELDECO MAKSAD PROPERTIES LIMITED
201-212, Splendor Forum, IInd Floor,
Jasola District Centre
New Delhi , Delhi - 110025
Mobile No. 9810946102
Email.ID: secretarial@eldecoproperties.com

Subject: Registration of Real Estate Project-“ELDECO VIVIANA SELECT”.

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

Project Name	:	ELDECO VIVIANA SELECT
Location	:	VIVIANA PROJECT,Village Lalton Kalan 1& 2, Ludhia na, Punjab - 142022
Type of Project	:	Residential & Commercial (Plotted)
Total Area	:	40417.642 Sq. Mtrs
No. of Residential Plots	:	057 Plots
No. of Commercial Plots	:	010 Plots
No. of EWS Plots	:	001 Plots
No. of School Site	:	001 Plots
Registration No.	:	PBRERA-LDH45-PR0968
Valid Upto	:	29-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 directed to comply with all the terms and conditions as laid down in the License to Develop Colony issued vide License No. 24/2024 dated 30.03.2024 by the competent authority i.e Greater Ludhiana Area Development Authority (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.



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

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Note 4: The promoter will complete the project before 20.03.2029 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