



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/ 262

Date: 18/6/24

To

- ✓ 1. M/s Aggarwal Builders & Promoters
1st Floor, Near ICICI Bank, Opp. Hotel Sepal Road
Tinkoni, Bathinda, Punjab - 151001
Mobile :9736724877
Email ID- abhishek.jindal77@gmail.com
2. Sh. Gaurav Katia S/o Som Chand Katia
#2766/2, Street Number 3,
Behind Hotel Sepal, Namdev
Marg, Bathinda, Punjab
3. Sh. Inderjeet Singh S/o Baldev Singh
House No. 8510, Ward No. 24,
Jhutti Ka Mohalla, Bathinda,
Punjab
4. Sh. Balvinder Singh S/o Keemat Singh
House No. 8543, Ward No. 24,
Jhutti Ka Mohalla, Bathinda,
Punjab
5. Sh. Sandeep Singh S/o labh Singh
House No. 8094, Communistan
Wali Gali, Sirki Bazar, Bathinda,
Punjab
6. Sh. Jagdeep Singh S/o Amrik Singh } #22661, Street-6, Near
7. Sh. Basarat Manesh D/o Jagdeep Singh } Bikaner Mithan Bhandar
8. Sukhpal Grewal W/o JagdeepSingh } Bhagu Road, Bathinda,
9. Rana Nishan Singh S/o JagdeepSingh } Punjab
10. Sh. Wazir Singh S/o Pal Singh } # 30742, Main Gurukul
11. Sh. Jaswinder Singh S/o Wazir Singh } Road, Bathinda, Punjab
12. Sh. unwar Singh S/o Jaswinder Singh }
13. Sh. Baghel Singh S/o Surinder Singh } # 30001, Gurukul Road,
14. Sh. Surinder Singh S/o Pal Singh } GopalNagar, Bathinda
15. Sh. Sukhjit Kaur W/o Surinder Singh } Punjab
16. Smt. Sanjivan Kaur D/o Baghel Singh }
17. Smt. Kulwinder Kaur W/o Baghel Singh }
18. Sh. Kuldeep Singh S/o Pal Singh } # 20518, St. No. 11, Guru
19. Smt. Nirdosh Kaur W/o Kuldeep Singh } Teg Bahadur Nagar,
20. Sh. Sartaj Singh S/o Kuldeep Singh } Bathinda Punjab
21. Sh. Harvinder Singh S/o Jagroop Singh } MCB-Z-6-17292, Main
22. Smt. Kuldeep Kaur W/o Jagroop Singh } GurukulRoad, Gopal
23. Sh. Jagroop Singh S/o Pal Singh } Nagar, Bathinda, Punjab
Z-6-17292, Main Gurukul Road,
Gopal Nagar, Bathinda



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24. Sh. Jaideep Singh S/o Tejinder Singh
House No. 28247, Ward No. 39,
Street No. 1, Guru Nanak Nagar,
Multania Road, Bathinda,
Punjab
25. Sh. Vijay Kumar Katia S/o Diwan Chand
#149, Veer Colony, Bathinda,
Punjab
26. Sh. Karan Katia S/o Vijay Kumar Katia
#149, Veer Colony, Bathinda,
Punjab
27. Sh. Raghbir Singh S/o Bachan Singh
#28878, 3D, Opposite BSNL
Tower, SAS Nagar, Bathinda,
Punjab
28. Vanish Katia S/o Lal Chand Katia
MCB-Z-4-07362, St. No. 2, Near
Sepal Hotel, Ganesh Estate,
Bathinda, Punjab
29. Arish Katia S/o Lal Chand Katia
#2766/1, St. No. 3, Parajapat
Colony, Bathinda, Punjab
30. Lal Chand Katia S/o Diwan Chand
#2766/1, St. No. 3, Parajapat
Colony, Bathinda, Punjab

Subject: Registration of Real Estate Project-“Amoha Leaf”.

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

Project Name	:	Amoha Leaf
Location	:	Ring Road 2, Bathinda, Punjab - 151001
Type of Project	:	Commercial and Residential (Plotted)
Total Area	:	462245.54 Sq. Mtrs.
Total No. of Commercial Blocks	:	003 Blocks (Block A,B& C)
Total No. of Residential Blocks	:	007 Blocks (Block A,B,C,D,E, F and G)
Total No. of Commercial Booths Plots	:	098 Plots (Block A,B and C)
Total No. of Commercial SCO Plots	:	045 Plots (Block A and B)
Total No. of Residential Plots	:	1048 Plots (Block A,B,C,D,E, F and G)
Registration No.	:	PBRERA-BTI08-PR0987
Valid Upto	:	05-September-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.



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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 (SCOs) 066 Plots– Block – A- Plot No. (4, 5, 38-48, 52, 53, 58-61), Block – B (Plot No. 1-7, 10-49), Residential Plots – 029 plots Block – A- (Plot No. 3, 4, 6, 25), Block – B- (Plot No. 48, 98) Block – C- (Plot No. 49, 50, 97, 183, 184, 223), Block – D- (Plot No. 1, 31, 32, 59), Block- E- (Plot No. 16, 32, 47) Block – F- (Plot No. 31, 52, 72, 111, 128, 146), Block G- Plot No. 72, 73, 176, 190) are hypothecated to competent Authority, i.e. Municipal Corporation, Bathinda, Punjab 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. 11/2023 dated 06.09.2023 by the competent authority i.e. Municipal Corporation, Bathinda, Punjab 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.

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 05.09.2028 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