

**Memo No.RERA/2024/** 170

**Date:** 31-05-24

To

M/s. Western Living Private Limited  
Western Living Site, Ladowal Highway,  
Malakpur, South City  
Ludhiana, Punjab – 141027.  
MobileNo:- 9915239000  
Email.ID: himanshu.kwatra@gmail.com

**Subject: Registration of Real Estate Project “BLESSING LUXURIA”.**

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

<b>Project Name</b>	:	<b>BLESSING LUXURIA</b>
<b>Location</b>	:	<b>Village Malakpur, Ludhiana West Ludhiana, Punjab - 142027</b>
<b>Type of Project</b>	:	<b>Commercial (Plotted)</b>
<b>Total Area</b>	:	<b>69889.21 Sq. Mtrs</b>
<b>No.of Commercial Plots (SCOs)</b>	:	<b>065 Units ( Plot No. 39-98, 128, 167-170)</b>
<b>No.of Commercial Plots (Shops)</b>	:	<b>003 Units (Plot No. 1,2,3)</b>
<b>Registration No.</b>	:	<b>PBRERA-LDH45-PC0226</b>
<b>Valid Upto</b>	:	<b>30-OCT-2028</b>

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.

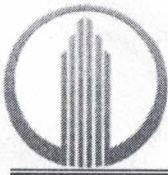
Your attention is also drawn to Chapter III (Section-11 to 18) of The Real Estate (Regulation and Development) Act, 2016 in which the functions of a Promoter have been prescribed. You are required to comply with these.

**Note 1:- 107 Commercial Plots (having Plot no. 01 to 38, 99 to 127, 129 to 166, 171, 172) are hypothecated to GLADA, Ludhiana and are not allowed to be sold.**

**Note 1: The promoter directed to comply with all the terms and conditions as laid down in the License to Develop Colony License No. 11/2023 dated 31.10.2023 by the competent authority i.e. Chief Administrator, 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 30.10.2028 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**