



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/ 292

Date: 18-06-2024

To

Sh. Sanjeev Rai Saggar
House No. 163-164, Sukhmani Enclave,
Barewal, Rajguru Nagar
Ludhiana , Punjab - 141012
Mobile No. 9814010163
Email.ID: pioneersap@gmail.com

Subject: Registration of Real Estate Project-"GURU NIWAS".

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

Project Name	:	GURU NIWAS
Location	:	Village Haraichan, Tehsil Payal, Ludhiana, Punjab - 141421
Type of Project	:	Commercial & Residential (Plotted)
Total Area	:	16980.44 Sq. Mtrs
No. of Residential Plots	:	056 Plots
No. of Commercial Plots	:	014 Shops
No. of EWS Plots	:	010 Plots
Registration No.	:	PBRERA-LDH46-PR0991
Valid Upto	:	14-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.

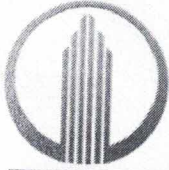
Your attention is also drawn to Chapter III (Section-11 to 18) of The Real Estate (Regulation and Development) Act, 2016 in which the functions of a Promoter have been prescribed. You are required to comply with these.

Note 1: 011 Residential plots (having plot no. 1-5, 62-67) are hypothecated to the Competent Authority i.e. Additional Deputy Commissioner (Urban Development), Ludhiana 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. ADC(UD)2023/6174 dated 15.09.2023 by the competent authority i.e. Additional Deputy Commissioner (Urban Development), Ludhiana, 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.



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Note 5: The promoter will complete the project before 14.09.2028 and keep all the approvals and requisite permissions valid till completion of the project.

[Signature]
Secretary
Real Estate Regulatory Authority,
Punjab
[Signature]

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