

ਡੀ.ਐੱਸ. ਨੰ: 2854  
12/7/18

ਪਟਿਆਲਾ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਪਟਿਆਲਾ

ਵੱਲ,

Chairman/Member,  
RERA,  
Punjab Mandi Board Office, Sector-65-A,  
SAS Nagar.

ਮੀਮੋ ਨੰ: ਪੀ.ਡੀ.ਏ/ਮਿ:ਅ/ਪਟਿ/18/ 7190 ਮਿਤੀ: 11/7/18

ਵਿਸ਼ਾ:- ਪਿੰਡ ਮੰਗਵਾਲ ਅਤੇ ਖੁਰਾਣਾ, ਸੰਗਰੂਰ ਵਿਖੇ ਨਵੀਂ ਅਰਬਨ ਅਸਟੇਟ ਨੂੰ ਚੈਰਾ ਐਕਟ ਅਧੀਨ ਰਜਿਸਟਰਡ ਕਰਵਾਉਣ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਵਿਸ਼ਾ ਅੰਕਿਤ ਸਾਈਟ ਚੈਰਾ ਐਕਟ ਅਧੀਨ ਰਜਿਸਟਰਡ ਕਰਵਾਉਣ ਲਈ ਮਿਤੀ: 22.5.2018 ਨੂੰ ਓਨਲਾਈਨ ਅਪਲਾਈ ਕੀਤੀ ਸੀ (ਕਾਪੀ ਨੱਥੀ)। ਆਪ ਵੱਲੋਂ ਕੁਝ Objection ਲਗਾਏ ਗਏ ਸਨ, ਜਿਨ੍ਹਾਂ ਸਬੰਧੀ ਰਿਪੋਰਟ ਸਬੰਧਿਤ ਦਫਤਰ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰਕੇ ਅਤੇ ਲਗਾਏ ਗਏ Objection ਨੂੰ ਦੂਰ ਕਰਦੇ ਹੋਏ, ਸੂਚਨਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

Sr. No.	Document/objection	Remarks
1	Auditor Report of the organization for the last three financial years	Copy attached
2	Annual Report or auditors report	Copy attached
3	Noc realated to the project	Copy of CLU attached.
4	Audited cash flow statements of the last three financial years	The Balance Sheet of the Authority has been attached as per Sr. no. 1. Separate cash flow statements are not prepared.
5	Authenticated copy of title deed i.e. sale deed, gift deed, etc. through which the land is aquired.	Copy of power attorney is attached.
6	Chairman, Partner, Director or other Authorized Signatory Details (Name, Designation, PAN No. Aadhar No. Address, Mobile No. Email Id)	The Chief Minister, Punjab is the Chairman of the authority and copy of notification regarding this and others members attached.
7	Chartered Accountant Certificate as per Form 3 of General Regulation, 2017	N/A
8	Construction status of each building/tower/block in the project i) building/tower/block name, ii) number of floors/plots proposed iii) number of floors/plots currently sanction iv) number of floors/plots constructed v) photographs of each of the floor constructed vi) floor plan of each of the associated floors (Name of the component no. 7 is shown as not applicable)	The work will be started after registration under RERA. This project whether Residential and Commercial, Flats are not to be constructed in this.
9	Copy of project advertisement or prospectus or brochure.	The project/scheme will be launched after registration under RERA and at that point project advertisement/prospectus / brochure will be designed.

10	Copy of <b>Registration</b> as <b>promoter</b> or <b>letter</b> of intent from statutory authority.	This project is not covered under PAPRA Act. There is no requirement for registration as promoter or issuance of letter of intent from statutory authority.
11	Demand Draft	The copy of calculation of Rs. 4,59,230/- may be supplied so that the balance fees could be deposited.
12	Details of any <b>pending encumbrance</b> on the land or non encumbrance <b>certificate</b> through an advocate with experience of 10 years or from the revenue authority <b>not</b> below rank of tehsildar	Copy of non encumbrance certificate from Sub Registrar, Sangrur is attached.
13	Details of Parent Entity/Entities if applicabe (name, main objects, registered address, years of experience in punjab.	N/A
14	Details of the land proposed to be developed i) Total area of land proposed to be developed, ii) Area of land various categories (Resi.-group housing, resi.-plotted, comm. and industrial iii) total open area under land proposed to be developed iv) Total covered area under land proposed to be developed v) latitude and longitудde of start point of proposed project vi) latitude and longitude of end point of proposed project.	i) 189800.6 Sq. yards ii) Residential/plotted 76692.426 sq. yd Commercial 18794 Sq. yd School Site and& others 12,886.10 Sq. yard iii) Total Open Area 81428.074 Sq. yd iv) 108372.526 sq. yd
15	Details of the project launched in the last 5 years	i) PUDA Enclave-1, Animal Husbandry site, Patiala. ii) PUDA Enclave-2, Rajpura Colony Patiala. iii) PUDA Enclave, Nabha iv) PDA Enclave Dhuri v) Urban Estate, Village Falauli vi) Mehmankhana site, Patiala
16	Filled copy of Form B (In the point no. 3 of the declaration, please provide specific date instead of a tentative date	Copy of form no. b is attached.
17	In case land is not owned by promoter-consent details of the actual owner of the land reflecting the name of the actual owner and khasra details pertaining to the same	Copy of power attorney attached.
18	In case land is not owned by promoter-copies of title deed (s) of actual owner of land reflecting title of the owner (s) of land	Copy of jamabandi attached
19	In case of on-going project- Architect Certificate as per form 1 of general regulation, 2017. In case the project is a new project then only form 3 is required to be submitted.	This is not are on-going project.
20	In case of on-going projects-engineer certificate as per form 2 of general regulation, 2017	N/A
21	Khasra Details of the land including (Name of village under which the land falls ii) khasra number and area of land under each khasra	copy of jamabandi attached and copy of khasra number details attached.

	number	
22	Land title search report from an advocate having experience of at least ten years.	-do-
23	photograph of construction status of internal infrastructure and common areas	The project/scheme will be launched after registration under RERA and at that point of time, photographs of project depicting construction status of internal infrastructure and common areas will be submitted.
24	Proforma for conveyance deed (the conveyance deed should be in accordance with the terms and conditions of agreement to sell as available in Rera Act/Rules)	copy of conveyance deed attached
25	Proforma of allotment letter (the letter of allotment should be in accordance with the terms and conditions of agreements to sell as available in rera act/rules)	copy of allotment letter is attached
26	Project Facts i) Project status, ii) Project start date iii)original date of project completion, iv) proposed date of project completion v) reason for delay	i) Yet to be started ii) Will be finalized after registration under RERA iii) 30.9.2020 iv) 30.9.2020 v) No delay as it is a new project, yet to be started.
27	The inventory details need to be provided for construction status of each building/tower/block in the project.	N/A

  
 ਮਿਲਖ ਅਰਸਰੂ