

Date: 19.04.2025

To,
The Ld. Chairperson,
Punjab Real Estate Regulatory Authority (RERA),
Punjab.

**Subject: Clarification Regarding Allotment Letter Dated 05.04.2022 and
Construction Timeline**

Respected Sir,

This is in reference to the observation regarding the allotment letter dated 05.04.2022 issued in favour of M/s Galaxy World for Sites No. 1 & 2, measuring 6534 and 5566 sq. yds. respectively.

As per Condition No. 15 of the allotment, the construction was to be completed within three years. While this period has lapsed, it is respectfully submitted that construction activities at the site have already commenced, and an application for extension of time for construction has been submitted to PSIEC. The same is under active consideration and is expected to be granted in due course.

We further submit that, as per the terms of the allotment, provision exists for seeking extension of the construction period beyond the initial three years. The present request has been made strictly in accordance with this provision.

It is further submitted that the purpose of the extension is solely to cover the construction period, and it does not in any way affect the project's eligibility or validity for registration under RERA, which is based on the promoter's ongoing development activity and commitment to compliance.

We request the Authority to kindly take the above on record. The extension certificate shall be furnished as soon as it is issued.

Most Humbly Submitted.

For CEE DEE Developers Pvt. Ltd.


Authorised Signatory



Ref No. 0020/15-01/2025

Date: 07-04-2025

To,

The Managing Director,
Punjab Small Industries and Export Corporation,
18, Himalayan Marg, Udyog Bhawan,
Sector 17, Chandigarh.

Subject: Extension for completion of Building on commercial site no. 1 & 2 measuring 6534.00 sq. yds. and 5566.00 sq. yds. respectively in Phase 9, Focal Point, Mohali

Ref: Transfer letter No. PSIEC/Estate/12122 dated 11/09/2024

Sir,

This letter pertains to commercial site no. 1 & 2 measuring 6534.00 sq. yds. and 5566.00 sq. yds. respectively in Phase 9, Focal Point, Mohali.

1. This site was allotted to M/s Galaxy World in auction by PSIEC. The Allotment Letter was issued to M/s Galaxy World vide letter dated 05-04-2022 on 23-06-2022, permission for removal of trees was pending despite of several reminders, permission was eventually given on 24-11-2023.
2. This site was later bought by M/s Cee Dee Developers Pvt Ltd on 14-12-2023. We have requested for ownership change to PSIEC, and several reminders were made on 10-07-2024, 25-07-2024, 30-07-2024 & 16-08-2024 respectively. After endless follow-ups, this site was transferred to M/s Cee Dee Developers Pvt Ltd after 9(nine) months on 11-09-2024.
3. Also, revision of maps was requested on 13-08-2024 to PSIEC, along with the balance dues on 26/07/2024. Then, PSIEC issued us a notification stating that the new plans will be sanctioned by GMADA vide letter no. PSIEC/PLG/ATP/14300 Dated 10/10/2024 instead of PSIEC. Wherein, the initial plans were sanctioned by PSIEC and two months after submitting the revised plans in PSIEC, this notification was given to us.
4. Then the plans were again submitted in GMADA on 04-11-2024. Finally, the sanctioned plans with approval letter was received on 18-03-2025.

In context to point No. 14 of Transfer letter, where the completion of building is advised within three years from date of allotment i.e. 05-04-2022, which is about to lapse on 05-04-2025. Wherein, failure to construct the site within three years of permissible period, an extension fee of 1% of the auction price per year is applicable.

As stated above, the delay in constructing the site has been unavoidable delay due to above reasons. Hence, we request you to allow us a time extension for construction period.

Thanking You

For CEE DEE DEVELOPERS PRIVATE LIMITED

Authorised Signatory

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For CEE DEE DEVELOPERS PRIVATE LIMITED

Auth. Signatory

