

Memo No. RERA/2024/333

To

Date: 2/7/24

1. M/s. Vadhera Apartments Private Limited,  
15, Major Shiv Dev Singh Marg,  
Civil Lines, Ludhiana, Ludhiana, Punjab- 141001.  
Mobile No. 9872401338  
Email.ID: [kv@imperialgolfestate.in](mailto:kv@imperialgolfestate.in)  
And
2. M/s Malhotra Realty Private Limited,  
15, Major Shiv Dev Shing Marg, Civil Lines,  
Ludhiana, Punjab - 141001  
Mobile No. 7084000021  
Email.ID: [krantivadhera@malhotragroup.co.in](mailto:krantivadhera@malhotragroup.co.in)

**Subject: Registration of Real Estate Project-"The Wilton".**

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

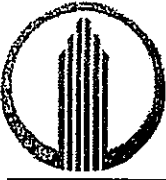
<b>Project Name</b>	:	<b>The Wilton</b>
<b>Location</b>	:	<b>H.B No. 153, Village Ayali Khurd, Hambran Road, Tehsil &amp; Distt Ludhiana</b>
<b>Type of Project</b>	:	<b>Residential (Builtup)</b>
<b>Total Area</b>	:	<b>32358.41 Sq. Mtrs</b>
<b>Total No. of Blocks</b>	:	<b>009 Blocks (A1 to A9)</b>
<b>No. of Residential Flats (4BHK)</b>	:	<b>038 Units</b>
<b>No. of Residential Flats (3BHK)</b>	:	<b>354 Units</b>
<b>No. of Residential Flats (2BHK)</b>	:	<b>180 Units</b>
<b>No. of Penthouse</b>	:	<b>002 Units</b>
<b>Registration No.</b>	:	<b>PBRERA-LDH44-PR0972</b>
<b>Valid Upto</b>	:	<b>30-September-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: The Authorized signatory of the promoter will have to take due authorization from the land owners before sale/execution of the conveyance deed in favour of prospective buyers.**

**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. 05/2023 dated Nil by the competent authority i.e Greater Ludhiana Area Development Authority, Ludhiana, Punjab in letter and spirit without fail.**



**PUNJAB REAL ESTATE REGULATORY AUTHORITY**  
1st Floor, Plot No. 3, Block B, Madhya Marg, Sector 18A, Chandigarh  
Website: [www.rera.punjab.gov.in](http://www.rera.punjab.gov.in) Email: [helprera@punjab.gov.in](mailto:helprera@punjab.gov.in)  
Telephone: 0172-5139800

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**Date: \_\_\_\_\_**

**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.**

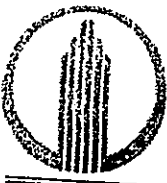
**Note 4: The promoter shall provide all the pending NOCs as provided in the License to Develop colony within a period of 6 months positively in accordance with the decision of the Authority dated 10.04.2024, from the date of issue of registration failing which necessary action under the provisions of RERA Act shall be initiated against you.**

**Note 5: The promoter will complete the project before 30.09.2028 and keep all the approvals and requisite permissions valid till completion of the project.**

*[Handwritten Signature]*  
Secretary

Real Estate Regulatory Authority,  
Punjab

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



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Secretary  
Real Estate Regulatory Authority,  
Punjab

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