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PUNJAB REAL ESTATE REGULATORY AUTHORITY
1st Floor, Plot No. 3, Block B, Madhya Marg, Sector 18A, Chandigarh
Website: www.rera.punjab.gov.in Email: helprrera@punjab.gov.in
Telephone: 0172-5139800

Memo No.RERA/2024/ 175-176

Date: 4/6/24

To

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

And

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

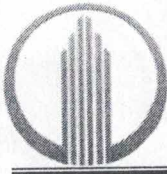
Subject: Registration of Real Estate Project-"The Wilton (Commercial)".

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

Project Name : The Wilton (Commercial)
Location : H.B No. 153, Village Ayali Khurd,
Tehsil & Distt ludhiana Punjab 142027
Type of Project : Commercial (Built-up)
Total Area : 12140.6 Sq. Mtrs

Sr. No.	Unit Type	Qty	Sr. No.	Unit Type	Qty
1	Shop	48	15	Lobby	1
2	Departmental Anchor Store	1	16	Kiosk	1
3	Restaurant	4	17	Audi-112 Seats	4
4	Restaurant Entrance Foyer	1	18	Cinema Lobby	2
5	Electronic Anchor Store	1	19	Retail	1
6	Gaming Zone	1	20	GYM	1
7	Food Court	1	21	Passage	1
8	Open Sitting	1	22	Hall	2
9	Gaming and Entertainment Zone	1	23	Hotel Services	2
10	All day dining with Bar	1	24	Room	116
11	Kitchen	1	25	Suite Room	3
12	Store	7	26	Banquet Hall	1
13	Office	1	27	Pre Function	1
14	Caffe	1	28	Banquet	1

Total Units : 207 Units
Registration No. : PBRERA-LDH45-PC0225
Valid Upto : 27-March-2029



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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.

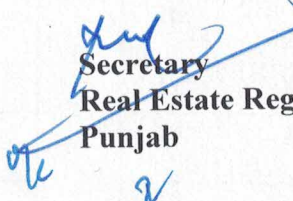
Note 1: The promoter directed to comply with all the terms and conditions as laid down in the License to Develop Colony issued vide License No. 12/2024 dated 28.03.2024 by the competent authority i.e. GLADA, Ludhiana, Punjab, in letter and spirit without fail.

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 Authorised 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 5: The promoter shall complete the project before 27.03.2029 and keep all the approvals and requisite permissions valid till completion of the project.


Secretary
Real Estate Regulatory Authority,
Punjab

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