



Memo No.RERA/2025/ 792

Date: 23/04/2025

To,

M/s Gulnaar Kreative Developers LLP,
SAV Infosystems LLP, Plot Near Celebration Hotel,
Ambala Road Zirakpur,
Sahibzada Ajit Singh Nagar (Mohali), Punjab – 140603
Mobile No. – 9877044444
Email Id - gulnaarrealty@outlook.com

SUBJECT: Registration of Real Estate Project -“GULNAAR SERENE”.

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

Project Name	: GULNAAR SERENE
Location	: Village Singhpura, HB No 43, Ramgarh Budha HB No 42, SAS Nagar (Mohali), Punjab – 140601
Type of Project	: Residential (Built-up)
Total Area	: 16680.602 Sqr. Mtrs.
Area owned by Promoter	: 7094.541 Sqr. Mtrs.
Area not owned by Promoter	: 9586.061 Sqr. Mtrs.
Registration No.	: PBRERA-SAS79-PR1111
Valid Upto	: 21-Aug-2029

Sr. No.	Type of inventory	Inventory allowed for sale being owned	Inventory not allowed for sale	
			Being Not-owned	Being Hypothecated
1.	Independent floors/ Plots	56 flats (3BHK) (S+4) (on 14 plots 1 to 2, 15 to 21, 28 to 32)	48 flats (3BHK) (S+4) (on 12 plots 3 to 8, 22 to 27)	48 flats (3BHK) (S+4) (on 12 plots 9 to 14, 33 to 38)
2.	EWS Site	--	1 site	--
Total flats		56	48 flat + 1 EWS site	48

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



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have been prescribed. You are required to comply with these provisions:

Note 1: The promoter shall not sell/allot the open parking space to any allottee.

Note 2: The promoter is directed to comply with all the terms and conditions as laid down in the License to develop colony issued by the Competent Authority-cum-Additional Deputy Commissioner (UD), SAS Nagar (PB), vide License no. LDC/CA-ADC(UD)/2024/65 dated 22-08-2024, 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 issued by the Competent Authority within a period of 6 months i.e. from the date of issue of this registration letter positively in accordance with the decision of the Authority dated 10.04.2024 and 24.04.2024, 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 21-08-2029 and keep all the approvals and requisite permissions valid till completion of the project.

Note 6: The promoter shall strictly comply with the Section 4(2)(I)(d) of Real Estate (Regulation and Development) Act, 2016.


Secretary
Real Estate Regulatory Authority,
Punjab
23/1/25

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