



Memo No. RERA/2025/ 906
To,

Date: 25/04/2025

1. M/s. Rosero Infra LLP,
SCO No. 006, Upper Ground Floor,
Green Lotus Avenue, Zirakpur, SAS Nagar- 140603.
Mobile No. 7207227327
Email Id- Info@roseroelena.com-
2. Sh. Inderjeet Singh Kalra,
H. No. 49, Raja Park,
Ambala Cantt. Haryana- 133001.

SUBJECT: Registration of Real Estate Project –“Rosero Elena”.

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 : Rosero Elena
Location : Singhpura Chowk, Near Mehar Hospital,
Zirakpur
Type of Project : Residential (Built-up)
Total Area : 14431.902 Sqr. Mtrs.
Area owned by promoter : 12508.911 Sqr. Mtrs
Area no-owned by promoter : 1922.991 Sqr. Mtrs
Registration No. : PBRERA-SAS79-PR1134
Valid Upto : 31-March-2030

Sr. No.	Type of inventory	Inventory allowed for sale being owned	Inventory not allowed for sale	
			Being Not-owned	Being Hypothecated
1.	Residential Flats (3BHK)	243 Units	68 Units	19 Units
2.	EWS Flats (2BHK)	34 Units	_____	_____
3.	Commercial (Shops)	03 Shops	_____	_____
Total				

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 provisions:



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Note 1: The promoter shall not sell/allot/book 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 issued by the Competent Authority-cum-Additional Deputy Commissioner (UD), SAS Nagar, vide License no. LDC/CA-ADC(UD)/2024/66 dated 23.08.2024 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 NOC of Forest and Drainage department within one month and NOC of PSPCL and PPCB within three months from the date of issue revised registration letter failing which necessary action under the provisions of RERA Act shall be initiated against you.

Note 5:- The promoter shall submit the sanctioned Service Plans within six months from the date of issue of registration letter.

Note 5: The promoter will complete the project before 31.03.2030 and keep all the approvals and requisite permissions valid till completion of the project.

Note 6: The promoter is directed to deposit the proceeds of sale/allotment/booking in the collection bank A/c no. 43346306378 of SBI Bank of the project as provided in the application.

Note 7: 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

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