



Memo No. RERA/2025/1416-1417

Date: 16/10/25

To

1. M/s. Gee Bee Eagles Private Limited,
SCO-17, City Square,
Near Keasar Petrol Pump,
Jalandhar, Punjab – 144001
Mobile No: - 9975555555
Email Id: - rohit@gbrealty.com
2. Greater Mohali Area Development Authority,
PUDA Bhawan, Sector-62,
SAS Nagar (Mohali), Punjab

SUBJECT: Registration of Real Estate Project –“Opus One”.

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	:	Opus One
Location	:	Group Housing Chunk Site No. 01 Block-B, Ecocity-2, New Chandigarh, SAS Nagar (Mohali), Punjab – 140901
Type of Project	:	Residential (Built-up)
Total Area	:	35425.07 Sqr. Mtrs.
No. of Towers	:	008 towers
Residential Units	:	484 units
No. of Duplex Penthouse:		016 units
Registration No.	:	PBRERA-SAS81-PR1267
Valid Upto	:	03-Oct-2034

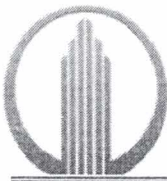
The registration certificate of the project will be issued to you subsequently, in accordance with the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules made there under by the Govt. of Punjab. You shall also be liable to pay the deficient registration fee, if any GST or 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:

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 letter dated 19.09.2025 issued by the Competent Authority i.e. GMADA, in letter and spirit without fail.

Note 3: The promoter shall strictly comply with all the statutory/mandatory



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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 if any as provided in the Licence to Develop a Colony 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, failing which necessary action under the provisions of RERA Act shall be initiated against you.

Note 5: The promoter will complete the project before 30.10.2034 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. 483805000217 of ICICI 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