



Sr. No. : 001162
Issue Date : 06/09/2025

From C
Rule-5(1)

Real Estate Regulatory Authority
Government of Himachal Pradesh



Registration No. :
HPRERASOL2025162/P
Valid Upto : 06/09/2031

Project Registration Certificate

This registration certificate is granted under section 5 of Real Estate (Regulation and Development) Act, 2016 to :

PLACEWEL PROPERTIES PRIVATE LIMITED, Registered office/Principal Place of business **CHAIL DANGYARI DARBARI LAL, PO ROURI ROWDY 1223, Solan, Himachal Pradesh**, for developing land as **Development / Construction (Residential) Project** at **MOUNT LUXE AT MOHAL CHAIL TEHSIL KASAULI, DISTRICT SOLAN H.P., Solan, Himachal Pradesh**.

1. Name and Type of the Project : **MOUNT LUXE (Development / Construction (Residential))**
2. Project License/Sanctioned No. issued by the Competent Authority : **HIM/TCP/SLN/PP CASE NO 20/DPA/SLN/2024-774-76**
3. This registration is granted subject to the following conditions, namely :
 - i. The promoter shall enter into an agreement for sale with the allottees as prescribed by the State Government (Please download from HP RERA website)
 - ii. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be or the common areas as per section 17 of Real Estate (Regulation and Development) Act, 2016
 - iii. The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section (4) of the Real Estate (Regulation and Development) Act, 2016
 - iv. The registration shall be valid for a period of **6 year(s) 0 month(s)** commencing from **06/09/2025** and ending with **06/09/2031** unless extended by the Authority in accordance with the Act and the rules made thereunder
 - v. The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder; and
 - vi. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the Real Estate (Regulation and Development) Act, 2016
 - vii. The Promoter shall develop all basic amenities as per sanctioned plan prior to the first delivery of possession of any apartment, plot or building, as the case may be, to the allottee.
 - viii. ***The promoter shall ensure to develop sustainable source of water as undertaken before registering the first sale deed or handing over the possession to any allottee***
4. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Place : **Shimla**

Sh. RD DHIMAN

Chairperson

Real Estate Regulatory Authority
Government of Himachal Pradesh