

West Bengal Real Estate Regulatory Authority  
 Calcutta Greens Commercial Complex (1<sup>st</sup> Floor)  
 1050/2, Survey Park, Kolkata – 700 075

Name of the Applicant: Mitra Guha Associates

Name of Project: Arohan

WBREERA Registration No.: WBREERA/P/KOL/2023/000818

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
(Change of Completion Date) ----- 09.05.2024	<p>Whereas an Application has been made by the Applicant on 11.01.2024 before the West Bengal Real Estate Regulatory Authority (WBREERA), as per the provision of sub-rule (5) of rule 16 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 (hereinafter referred to as the WBREERA Rules) for approval of change of Completion Date of the project from <b>31.12.2023 to 06.12.2025</b> on the ground of incorrect submission of Completion Date by the Applicant at the time of Application for Registration of the Project named '<b>Arohan</b>' due to typing / clerical error and he requested for necessary permission for correction of the Completion Date in the Web-Portal of this Authority. The project '<b>Arohan</b>' is already registered with West Bengal Real Estate Regulatory Authority (WBREERA) vide Registration No:- WBREERA/P/KOL/2023/000818 dated 01.12.2023.</p> <p>And Whereas a Meeting of the WBREERA Authority has been held today in chamber of Chairperson WBREERA and detailed discussion has been held regarding this matter and the Affidavit and relevant documents submitted by the Applicant have been examined thoroughly.</p> <p>And Whereas a Notarized Affidavit-cum-Letter of Indemnity dated 10.01.2024 has been submitted by the Applicant praying for</p>	

the of change of completion date of the project from **31.12.2023 to 06.12.2025**;

The Applicant submitted another Notarized Affidavit-cum-Declaration dated 07.03.2024 stating that no flat / apartment has been sold or booked till date in the said project by the concerned Applicant Promoter.

After careful examination of the Affidavits and documents annexed therewith which is placed on record before it, this Authority is of the considered view that there has occurred a genuine mistake on the part of the Applicant Promoter regarding the Completion Date of the Project at the time of submitting Application for Registration of the instant project. The Completion date as submitted by the Applicant at the time of Application for Registration is 31.12.2023. The Applicant on Affidavit submitted that there has been a mistake regarding the completion date and it will be 06.12.2025 instead of the date as provided in the application that is 31.12.2023. The validity of the sanctioned plan as approved by the Kolkata Municipal Corporation (KMC) is valid upto 06.12.2025 and copy of the said approved sanctioned plan is annexed with the Affidavit of the Applicant Promoter dated 10.01.2024. Also in the Agreement for Sale at clause 7, the schedule date of delivery of possession of the flat to the allottee is stated as 06.12.2025. The Applicant also submitted on Affidavit dated 07.03.2024 that they have taken no booking and they have not sold any flat in the said project till date.

Hence, in exercise of the power conferred under sub-rule (5) of rule 16 of the West Bengal Real Estate (Regulation and Development) Rules, 2021, this Authority is pleased to take the decision unanimously to allow the change in the Completion Date of the registered project and it shall be '**06.12.2025**' in place of '**31.12.2023**'.

The Applicant Promoter is hereby directed to submit a fresh Form – B on Affidavit which is to be uploaded in the WBRERA Website in place of earlier Form – B Affidavit.

Secretary, WBRERA is hereby directed to update the necessary changes in the WBRERA Website immediately;

Let copy of this order be sent to the Applicant by speed post and also by email immediately.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority