

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: Orbit Tirupati Towers Pvt. Ltd.

Name of Project: Orbit Tarang

WBREERA Registration No.: WBREERA/P/KOL/2023/000513

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
1 ----- 14.03.2024	<p>Whereas an Application has been made by the Applicant on 21.09.2023 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>31.05.2026 to 31.03.2028</b> on the ground of incorrect submission of Completion Date by the Applicant at the time of Application of Registration of the Project named '<b>Orbit Tarang</b>' due to an inadvertent typographical / clerical error and he requested for necessary permission for correction of the Completion Date in the Web-Portal of this Authority. The project '<b>Orbit Tarang</b>' is already registered with West Bengal Real Estate Regulatory Authority (WBREERA) vide Registration No:- WBREERA/P/KOL/2023/000513 dated 08.09.2023.</p> <p>And Whereas a physical hearing has been held on 14.03.2024 at 4:45 p.m. and Authorized Representative of the said Applicant Promoter Company at the time of hearing explained the reasons for such change in the Completion Date of the Project named '<b>Orbit Tarang</b>';</p> <p>And Whereas the Applicant has submitted a copy of the</p>	

FORM-B Affidavit which he had submitted at the time of registration of the instant project with WBRERA and in the said Affidavit at point no.3 the completion date has been mentioned as 31.03.2028 which is already uploaded in the website of WBRERA. Also the proforma Agreement for Sale submitted at the time of registration of the project with WBRERA, it is mentioned in the said Agreement for Sale at Schedule A, that the completion date of the project is 31.03.2028. The proforma Agreement for Sale is already uploaded in the website of WBRERA. Therefore, as per the Applicant the mistake has been happened inadvertently at the time of submitting the completion date in the application for registration of the project and thus he is praying for correction of the completion date of the project from **31.05.2026 to 31.03.2028**;

Now Therefore, after careful examination of the submissions of the Authorized Representative of the said Applicant and taking into consideration the copy of FORM-B Affidavit and proforma Agreement for Sale submitted by the Applicant Promoter which is placed on record before the Authority, 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 31.05.2026. The Applicant also submitted in his application that they have not taken any booking till date regarding this project.

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 hereby to allow the change in the Completion Date of the project and it will be '**31.03.2028**' in place of '**31.05.2026**'.

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