

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

Name of the Applicant: M/S Double A Con

Name of Project: Senjuti

WBREERA Registration No: WBREERA/P/KOL/2024/001418

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Change of Completion Date ----- 16.08.2024	<p>Whereas an Application dated 18.06.2024 has been submitted for rectification / correction of the project completion date, as per the provisions contained in Rule 16(5) of the West Bengal Real Estate (Regulation and Development) Rules, 2021, by the Applicant Promoter, the 'M/S Double A Con' before the West Bengal Real Estate Regulatory Authority (WBREERA), in respect to the Real Estate Project namely 'Senjuti'.</p> <p>And Whereas a Meeting of the WBREERA Authority has been held on 26.07.2024 in the office of WBREERA and detailed discussion has been held regarding this matter and the Notarized Affidavit dated 18.06.2024 and relevant documents submitted by the Applicant in this regard have been examined by the Authority thoroughly.</p> <p>And Whereas in the said meeting it has been decided that the Applicant has to submit a Notarized Affidavit giving a work milestone for the remaining works and after taking into consideration of the same the correction shall be approved.</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority vide Registration No. WBREERA/P/KOL/2024/001418 dated 07.05.2024. As the completion date was given at the time of registration by the Applicant Promoter as 30.04.2024 and the project was registered on 07.05.2024, therefore the validity period of registration is showing as 'Zero' in the Registration Certificate. The Applicant stated in their Application dated 18.06.2024</p>	

supported by Affidavits dated 18.06.2024 and 16.08.2024 that by inadvertent mistake they have submitted the completion date as 30.04.2024 but actually it will be 31.12.2024. The Applicant herein applied for correction / rectification of the completion date as they have submitted on Affidavit that by an inadvertent clerical / typographical mistake they have submitted incorrect completion date and that is why the Registration Certificate is showing that the validity period of registration of the project is 'Zero'.

And Whereas the Applicant Promoter in his Affidavit dated 16.08.2024 stated that the flooring of the common space on the ground floor will be completed within September, 2024 and painting work (outside and inside common space) of the entire building will be completed within December, 2024.

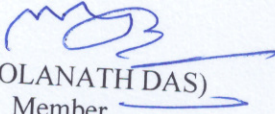
And Whereas the Applicant also stated that the rights and interests of the existing allottees of the said project shall not be affected by this correction of completion date. They have undertaken in the said Affidavit dated 16.08.2024 to complete the project within 31.12.2024.

And Whereas, after careful examination of the Notarized Affidavit and supporting documents on Affidavit, submitted by the Applicant and placed on record, this Authority is of the considered view that there is a genuine mistake on the part of the Applicant at the time of filing Application for Registration of the said instant project and therefore correction is needed for safeguarding the interest of the allottees. The sanctioned plan of the said project shows that it is valid upto 11.08.2027.


Now Therefore, in exercise of the power conferred under Rule 16(5) of the West Bengal Real Estate (Regulation and Development) Rules, 2021, this Authority is hereby pleased to take the decision to approve the correction of the completion date of the instant project namely '**Senjuti**' from **30.04.2024** to **31.12.2024**. This correction is hereby granted on the ground of special circumstances and in exercise of the powers conferred under Rule 16(5) of the West Bengal Real Estate (Regulation and Development) Rules, 2021 as there is a genuine mistake on the part of the Applicant in submission of the completion date.

Secretary, WBRERA is hereby directed to issue a System Generated corrected Certificate for Registration of the said Project as per **Form C** of the West Bengal Real Estate (Regulation and Development) Rules, 2021.

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


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority