

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

Name of the Applicant: Ideal Real Estates Pvt. Ltd.

Name of Project: Aagaman

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
1 ----- 15.12.2023	<p>Whereas an Application dated 05.10.2023 has been made as per the provisions contained in section 6 of the Real Estate (Regulation & Development) Act, 2016, read with Rule 7 of the West Bengal Real Estate (Regulation & Development) Rules, 2021, by the Applicant Promoter-Company, the Ideal Real Estates Pvt. Ltd., before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of validity of registration of the Real Estate Project namely 'Aagaman'.</p> <p>Director of the Applicant Promoter Company Mr. Anuj Tulsyan (Mobile no. 9830297379 , email id – atulsyan@ideal.in) and Mr. Manish Bajoria from the Company 'Argent Infrabuild Pvt. Ltd' (Mobile no. 9831035620, email id – manish@rajathomes.com) are present in the physical hearing today and signed the Attendance Sheet.</p> <p>Heard the Applicant in detail.</p> <p>The Applicant stated that the project 'Ideal Greens' is registered with erstwhile WBHIRA and the name of the project has been changed from 'Ideal Greens' to 'Aagaman'. There is no change of Promoter in this project. At present also Ideal Real Estate Pvt. Ltd is the Promoter of this project. They have applied for extension of validity of registration of this project as they could not complete the</p>	

project within the validity period of registration.

He further stated that they have entered into an Development and Management Agreement on 09.09.2022 with Argent Infrabuild Private Limited, a company under the 'Rajat Group of Companies' for development of the said project but there is no change in the name of the Promoter, only there is change in the name of the project.

After hearing the Applicant in detail, the Authority is pleased to give the following directions :-

(1) The Applicant is directed to submit a Notarized Affidavit clearly stating and giving the following particulars:-

a) This Authority has no information about the project 'Aagaman', no project with the name Aagaman is registered with WBRERA or with erstwhile WBHIRA. Therefore, proper introduction of this project is required to be given by the Applicant. The Authority cannot give extension to the validity of registration of a project which is not at all registered with this Authority;

b) What happened to the fund which was collected from the allottees of Ideal Greens?

c) Why the Applicant did not apply for permission for change of the name of the project from Ideal Greens to Aagaman ? For change of name of a project, only intimation is not sufficient, proper Application is required to be made to the Authority for change of name of a project;

d) Chartered Accountant certified Account Balance and Expenditure details to be given.

e) The Applicant is to submit a Notary Attested photocopy of the Development and Management Agreement executed on 09.09.2022 between Ideal Real Estates Pvt. Ltd and Argent Infrabuild Private Limited;

f) As per the Development and Management Agreement dated 09.09.2022, executed between Ideal Real Estates Pvt. Ltd and Argent Infrabuild Private Limited, the Applicant shall explain, in a nutshell, the right and obligations of both the parties of the said Agreement.

The Applicant is directed to send the Notarized Affidavit as directed above to the Authority within 7 days from the date of receipt of this order through email.

(2) The Applicant is also directed to apply formally for change of name of the project 'Ideal Greens' to 'Aagaman' as per Rule 16(5) of the West Bengal Real Estate (Regulation and Development) Rules, 2021, within 7 days from the date of receipt of this order through email.

Fix **18.01.2024** for further hearing and order.



(SANDIPAN MUKHERJEE)

Chairperson

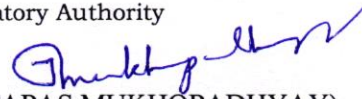
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority