

**West Bengal Real Estate Regulatory Authority**

**Calcutta Greens Commercial Complex (1<sup>st</sup> Floor)**

**1050/2, Survey Park, Kolkata-700075**

**E-mail: rera.wb@gmail.com, Phone no: 033-2416 0606**

**No: 929-RERA/L-01/2023**

**Date: 03/05/2024**

**NOTIFICATION**

Whereas, Sub- section (1) of Section 3 of the Real Estate (Regulation and Development) Act 2016, stipulates that no promoter shall advertise, sell market, book or offer for sale or invite persons to purchase in any manner any plot, any apartment or building as the case may be, in any real estate project or part of it without registering the real estate project with the Real Estate Regulatory Authority established under this Act,

Provided the projects that are ongoing on the date of commencement of the Act and for which the completion certification has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of the act and

Whereas, Clause (b) of Sub- section (2 )of Section 3 of the said Act provides exemption of registration to those real estate projects which have received Completion Certificate prior to commencement of this Act, and

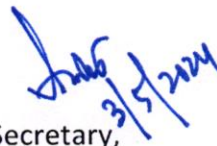
Whereas, The West Bengal Real Estate Regulatory Authority, had notified earlier, vide its notification number 135-RERA/L-01/2023 dated 3<sup>rd</sup> February 2023 that all ongoing projects for which the completion certificate or occupancy certificate as the case may be, has not been issued, are required to take WBRERA registration within three months from date of launching of the WBRERA website, i.e within 30.04.2023 and

Whereas, It has been noted by the Authority in the recent past that words " or Occupancy Certificate as the case may be" has inadvertently crept in the notification No. 135-RERA/L-01/2023 dated 03/02/ 2023 which deviates from the provisions of the Act as mentioned herein above, and that

The Authority is of the considered opinion that an inadvertent mistake has occurred in the said notification which needs immediate amendment and accordingly the words "**or Occupancy Certificate, as the case may be**" to be deleted from the said notification and

In partial modification of third paragraph of the earlier Notification no 135-RERA/L-01/2023 dated 3<sup>rd</sup> February 2023, this Authority is hereby pleased to order that :-

Projects in the State of West Bengal which are still unregistered with WBRERA and for which the '**Completion Certificate**' have not been issued, as on 31.01.2023 which is the date of commencement of registration of projects with WBRERA, the concerned Promoters shall make an Application mandatorily to the WBRERA Authority for registration of the said project within a period of three (3) months from the date of this Notification, failing which, penalty may be imposed as per provisions of Section 59 of the said Act."

  
Secretary,

West Bengal Real Estate Regulatory Authority