

Sir,

Ref.:- **Applied For: Application for Registration of Project**

/Agent ID : NPR-01773

Project/Agent Name : NILOY

Project/Agent Type: Residential

Project/Agent Status: Completed Without CC

District :North 24-Parganas

I have received so many mails from you to submit more documents.

I write this letter for your kind attention to explain to you the ground reality and understand my situation.

Sir, this is my first and ONLY project of Ground plus three storied. Since I do not have enough funds alone, I had to take a partner also in this project.

As a law abiding and good citizen I want to do everything lawfully. Hence, after learning, that a new rule called HIRA is to be abided with even for such small projects. (I am sure you know, alone in my area there are hundreds, if not thousands of promoting WITHOUT and HIRA regulations. It could be as high as 90% developers who do not even know what HIRA is. Anyway, this is just a common example and not my defence.) Amidst so many complains about irregularities by Developers, I can strongly say that we are honest to every commitment to our buyers.

We have no office, no staff to do our job. We are owner Developers, and supervisors and office clerks, all ourselves. When we saw the amount of Documents needed, we were much frightened. Still we thought we will abide the law. We consulted a friend from a large real estate house and with his guidance and tips we were able to furnish the documents and pay the initial fees. We were happy that even for our so small project, no one can point a figure.

We did not know then what more was coming. Sir, we have got 4 times rejections after submission of my Application. Still we took out time, worked overnight and re furnished the Documents as desired. I mention the dates for your ready reference, though it is in website.

22.02.2021

25.03.2021

07.04.2021

26.04.2021

The last rejection is about changing the Agreement. Now as we have hired an Advocate, advised him that we want to follow HIRA, he was aware and has made it accordingly. When we go back to him to change, etc firstly he is much occupied and our nagging is a bother for him. Moreover to do the way you want he wants to charge 4 times that he was charging us because he also has to hire someone more knowledgeable. May be this trouble is not your issue, but the trouble is genuine for an honest and law abiding developer.

Sir, here I humbly request you to understand what we are going through to abide the law for such a tiny project.

1. We wanted to abide by the Regulation and deposited a large sum of Ten Thousand rupees.
2. We did this much difficult and much complicated Regulation all by ourselves because we just cannot not afford to hire any consultant for this job. The project will become unviable for people like us who wish to abide by the law.
3. We have followed your guidance and made changes 3 times after submission of Application.
4. Even to prepare and keep record of such an exhaustive file have cost us a lot of money and man hours.
5. We understand the Legal and Accounting requirements thereafter. It is near impossible for any tiny builder like us to maintain that the way it is required. We have to hire Advocates and Accountants with three / four times the fees which will make all such projects unviable.
6. Very politely to say, we are qualified people and we find it so hard and complicated with full intension to comply with the Regulation. The Regulation should be made more friendly and easy to perform. We are not afraid of the correctness and the strictness of the Regulation. Rather with our papers already submitted and Completion Certificate obtained from the Municipality it is evident that we are a complying project.

Sir, with the above brief, I submit that after having done much to comply, now it is beyond our capacity and effort to continue this any further. With COVID 19 crashing all business we are hand to mouth already with this project. Kindly release us from further suffering and obliged.

Regards