

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

Rejection of application for Registration

WBRERA/NPR-000449

Name of the Project: Chitrakatha

Name of the Applicant: Supremus Projects LLP.

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
Rejection (01) ----- 06.05.2024	<p>Whereas an Application for registration of the project named as 'Chitrakatha' has been submitted by the Applicant 'Supremus Project LLP' bearing NPR No. WBRERA/NPR-000449 on 29.04.2023;</p> <p>And Whereas at the time of checking and examination of the documents submitted by the Applicant for registration of the project, it has come to the notice of this Authority that already a project on the same land has been registered with Application No. WBRERA/NPR-000401 with Project name as 'Pasari Group Chitrakatha' and the application for the said project has been made by 'Pasari Promoter Pvt. Ltd.' who is the developer of the said project. The 'Supremus Projects LLP' alongwith others are the Landowners of the same project and they have again applied for registration of the same project with NPR No. WBRERA/NPR-000449;</p> <p>And Whereas a physical hearing has been provided to the Applicant on 06.05.2024 at the office of the WBRERA in this regard and the Authorized Representative of the Applicant Promoter Company is present in the physical hearing today on behalf of the Applicant Landowner; and</p> <p>Whereas after hearing the Authorized Representative of</p>	

the Applicant and after thorough examination of the documents submitted on record, the Authority is of the considered view that the WBRERA/NPR No. 000449 is required to be rejected as a project cannot be registered twice under the RERA Act and WBRERA Rules;

Now Therefore the NPR No. WBRERA/NPR/000449 is hereby rejected on the following grounds:-

- a) No project can be registered twice under the RERA Act, 2016 and Rules made thereunder. Here, in the present matter, a project is registered with the name 'Pasari Group Chitrakatha' bearing No. WBRERA/NPR-000401, the same project cannot be registered twice with a different name 'Chitrakatha' with Application No. WBRERA/NPR-000449; and
- b) The Supremus Project LLP, who is one of the land owner alongwith other land owners have executed the Power of Attorney in favour of 'Pasari Promoters Pvt. Ltd.' and on exercise of that power the 'Pasari Promoters Pvt. Ltd' has applied for registration of the said project and already the project is registered with WBRERA bearing registration number WBRERA/P/KOL/2023/000305; and
- c) Both the projects are situated on the same plot of land with same plot number, holding number etc., therefore, it is crystal clear that, both the projects are on the same land with same plot number, khatian number etc.

Hence, the Application for registration of the project 'Chitrakatha' bearing No. WBRERA/NPR-000449 is hereby rejected.

Let Copy of this order be served to the Applicant through speed post and also by email immediately.

The Secretary, WBRERA, is hereby directed to take necessary action for issuance of the '**Rejection Certificate**' as per **FORM D** of the West Bengal Real Estate (Regulation and Development) Rules, 2021 through online mode to the concerned Applicant.



(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