

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

Name of the Applicant (Existing): OSWAL RESIDENTIAL BUILDINGS LLP

Name of the Applicant (Modified): OSWAL RESIDENTIAL BUILDINGS PRIVATE
LIMITED

Project Name: ORCHARD AMRITAYA

WBREERA Registration No. WBREERA/P/KOL/2023/000113

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Promoter Name (01) ----- 29.07.2025	Whereas Application has been received by this Authority on 23.07.2025, as per the provision of Rule 16(5) of the West Bengal Real Estate (Regulation and Development) Rules, 2021 (hereinafter referred to as the WBREER Rules, 2021) for Modification of Promoter Name of the project named 'ORCHARD AMRITAYA', registered vide WBREERA No:- WBREERA/P/KOL/2023/000113 dated 08.05.2023 in the WBREERA website. And Whereas a Meeting of the WBREERA Authority has been held today in the office of WBREERA and detailed discussion has been held regarding this matter and the Notarized Affidavit and relevant documents submitted by the Applicant have been examined thoroughly. And Whereas Notarized Affidavits-cum-Declaration dated 14.07.2025 has been submitted by the Applicant stating the corrections to be incorporated in the project details of 'ORCHARD AMRITAYA', and reason for such changes. The Applicant stated in their said Affidavit that as per provisions of the Companies Act, 2013 and the Limited Liability Partnership Act, 2008, OSWAL RESIDENTIAL BUILDINGS LLP has been converted into a private limited company, namely OSWAL RESIDENTIAL BUILDINGS PRIVATE LIMITED, by following due legal procedure and having obtained all requisite statutory approvals. The Applicant also stated in their said Affidavit that no rights of any allottee or stakeholder shall be prejudiced due to the said conversion of entity, and all prior commitments, agreements and liabilities entered into by the LLP with regard to the project shall honoured by the Company in its new corporate form.	

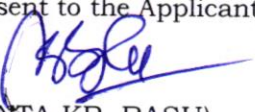
After careful examination of the submissions of the said Applicant on Affidavit which is placed on record, this Authority is of the considered view that the Modification which the Applicant Promoter prayed for in the project details named '**ORCHARD AMRITAYA**' can be approved, as it has been stated to be done by the Applicant Promoter in his Affidavit, that **OSWAL RESIDENTIAL BUILDINGS LLP** has been converted into a private limited company, namely **OSWAL RESIDENTIAL BUILDINGS PRIVATE LIMITED**, by following due legal procedure and having obtained all requisite statutory approvals.

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 pleased hereby to allow the changes in the details of the project as provided below:-

Sl. No.	Particulars of Change	Details as Per Current WBRERA Registration	Amended Details to be uploaded in WBRERA website
1.	Promoter Name	OSWAL RESIDENTIAL BUILDINGS LLP	OSWAL RESIDENTIAL BUILDINGS PRIVATE LIMITED

Secretary, WBRERA shall issue the Modified Certificate of the instant project and he shall take necessary steps to update the necessary changes in the WBRERA Website immediately;

Let copy of this order be sent to the Applicant immediately.


(JAYANTA KR. BASU)

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