

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

_Name of the Company: Build Heaven Construction Private Limited

Project Name: Ganga Greens

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
1 ----- 22.09.2023	<p>Md. K. Hassan Molla, Director as well as Authorized Representative of the Promoter Company namely Build Heaven Construction Private Limited (Mob. No. 9836737365) is present in the physical hearing today and signed the Attendance Sheet.</p> <p>The Authorized Representative submitted that there was an inadvertent mistake on the part of the Promoter Company regarding the initiation of advertisement of the project named as 'Ganga Greens' prior to its Registration with WBRERA. They were under the assumption that project registration with WBRERA is a pre-requisite only prior to any sales activities.</p> <p>After receiving the Show Cause Notice bearing no. 1182-RERA/2M-08/2023 dated 18.08.2023 from the Authority, the Promoter immediately spurred into action and diligently prepared and complied with the requisite documents for the project's registration with WBRERA and they will submit the application for registration to the WBERERA Authority as early as possible.</p> <p>The Authority is of the considered view that the non-compliance of section 3 of the Real Estate (Regulation and Development) Act, 2016 by the Promoter Company is due to an inadvertent oversight and mistake on their part.</p> <p>The Promoter Company is hereby directed to immediately apply for registration of the project named as 'Ganga Greens'</p>	

with the WBRERA Authority within a period of 15 days from the date of receipt of this order of the Authority by email.

As there is a violation/non-compliance on the part of the Company of Section 3 of the Real Estate (Regulation and Development) Act, 2016, therefore, the Authority is of the considered view that a penalty is required to be imposed on the said Promoter Company as per Section 59 of the Real Estate (Regulation and Development) Act, 2016.

Hence, a Penalty of **Rs.5,00,000/- (Rupees Five Lakhs Only)** is hereby imposed upon the Promoter Company and he is directed to pay the amount directly by bank transfer to the Account of the WBRERA, within **30 (Thirty)** days from the date of this receipt of this Order of the Authority through email. The Account details of the WBRERA Authority is given below:-

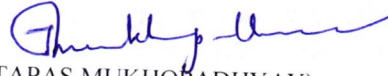
Account Name: West Bengal Real Estate Regulatory Authority
Branch: Specialized Institutional Banking, Kolkata
Account No. 00000040777384369
IFS Code: SBIN0014524
MICR Code: 700002404



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority