

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

Name of the Company: Maa Batai Construction

Project Name: Maa Batai Apartment

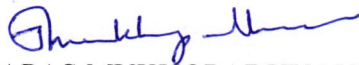
Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
1 ----- 20.09.2023	<p style="text-align: center;">Mr. Sushil Kumar Sharma, Proprietor of Maa Batai Construction alongwith his Advocate Debasis Chattopadhyay is present in the physical hearing today before the Authority and signed the Attendance Sheet.</p> <p style="text-align: center;">Heard the Proprietor and his advocate in detail.</p> <p>Mr. Sharma stated that he was unaware of the fact that WBRERA registration is mandatory for the project '<b>Maa Batai Apartment</b>' in the light of the notification no. 42-H4/2M-01/2023 dated 6<sup>th</sup> June 2023 of the Housing Department, Govt. of West Bengal. The land area developed for the said project is measuring about three kathas. By the notification mentioned above the threshold limit of area of land to be developed for exemption from WBRERA registration has been decreased from 500 sq.mt. to 200 sq.mt. and no. of flats has been decreased to from 8 to 6.</p> <p>After hearing the Proprietor, the Authority is of the considered view that a leave / permission should be given to the said Promoter so that he can register the project with the WBRERA Authority within a stipulated time period.</p>	

Hence it is hereby directed that the said Promoter shall apply for registration of the project, as mentioned above, within 15 days from the date of receipt of this order of the Authority by email and shall inform the Authority the NPR no. of the said Application for Registration, by speed post and also by email within 7 (Seven) days thereafter.

The said Promoter is also directed not to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in the said project before getting registration for the same.

If the Respondent fails to comply the above mentioned directions, the Authority shall have no other option but to impose penalty as per section 59 of the Real Estate (Regulation and Development) Act, 2016.

  
(BHOLANATH DAS)  
Member  
West Bengal Real Estate regulatory Authority

  
(TAPAS MUKHOPADHYAY)  
Member  
West Bengal Real Estate Regulatory Authority