

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: Ashta Vinayak Infrastructure

Project Name: AV Courtyard


Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
1 ----- 20.09.2023	<p>Mr. Aman Agarwal and Vinay Gupta, both Partners of Ashta Vinayak Infrastructure are present in the physical hearing today and signed the attendance sheet.</p> <p>Heard the Partners of the Promoter Firm in detail.</p> <p>The Partners of the Promoter Firm has submitted a Reply dated 26.08.2023, to the show cause notice of this Authority dated 18.08.2023, which has been received by this Authority on 31.08.2023.</p> <p>They have submitted in their Reply that they have already applied for registration of the said project named as '<b>AV Courtyard</b>' with the WBRERA Authority and they could not do it before as they got the final plan sanction copy on 18.08.2023 and they have not sold and / or entered into any Agreement For Sale with any customer yet.</p>	

After hearing the Partners of the said firm, the Authority is of the considered view that the Promoter Firm has made advertisement of the project named AV Courtyard before registration of the said project with WBRERA therefore penalty should be imposed upon them as per section 59 of the RERA Act, 2016 but as the Promoter Firm has already applied for registration of the project named as AV Courtyard therefore a penalty of Rs.50,000/- is hereby imposed upon the Ashta Vinayak Infrastructure for violation of section 3 of the RERA Act, 2016 and the penalty amount should be deposited within 15 days from today in the following Account of WBRERA Authority :-

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

The said Promoter is also directed not to advertise, marke, 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.

Let copy of this order be served to the Promoter Company by speed post and also by email immediately.

  
(BHOLANATH DAS)  
Member

West Bengal Real Estate regulatory Authority

  
(TAPAS MUKHOPADHYAY)  
Member

West Bengal Real Estate Regulatory Authority