

To
The Authority
WB RERA
Kolkata, West Bengal

Date 04.04.2026

Sub : Clarification and Payment of Differential RERA Fees – Project Sonajhuri
(Application No. WBRERA/NPR-005301)

Respected Sir/Madam,

This is with reference to the remarks issued by your office regarding our project
“Sonajhuri” (Application No. WBRERA/NPR-005301).

We would like to submit that the project consists of both **residential and commercial components**, which was inadvertently registered earlier as a purely residential project. Accordingly, we understand that RERA fees are to be recalculated considering both components.

As per our revised calculation:

- **Total Carpet Area** = 524.829 Sq. M.
 - Residential Area = 445.334 Sq. M.
 - Commercial Area = 79.495 Sq. M.

The ratio of **Residential : Commercial** area is approximately **5.6 : 1**.

Based on this ratio, the land area of **312.27 Sq. M. (rounded to 312 Sq. M.)** is apportioned as follows:

- Residential Area = $(5.6 / 6.6) \times 312 \approx$ **264.73 Sq. M. (rounded to 265 Sq. M.)**
- Commercial Area = $(1 / 6.6) \times 312 \approx$ **47.27 Sq. M. (rounded to 48 Sq. M.)**

Accordingly, the revised RERA fee calculation is as follows:

- Residential: 265 Sq. M. $\times$ ₹10 = ₹2,650.00
- Commercial: 48 Sq. M. $\times$ ₹50 = ₹2,400.00

P.T.O

Total RERA Fees Payable = ₹5,050.00

We have already paid ₹3,120.00 at the time of initial registration. Therefore, the **balance payable amount is ₹1,930.00** (₹5,050.00 – ₹3,120.00).

We are submitting the differential amount accordingly and attaching both payment receipts for your kind reference.

We request you to kindly consider the above and update the records accordingly.

Thanking you,

Yours faithfully

IM Creations

Indranil Mukherjee

Proprietor

West Bengal Real Estate Regulatory Authority
(WBRERA)

Payment Receipt

Application No.	Trans No.	Amount (Rs.)	Description
WBRERA/NPR-005301	WB260226210643264 4	3120	

Bank Reference No.	605721229344
Transaction Reference No.	NA
Transaction Date	2026-02-26 21:17:34
Transaction Status	No Error



₹1,930

Sent Successfully to WB RERA

RRN NO	609415335198
REFERENCE NUMBER	MOB065881204660541392 20
DATE & TIME	04 April, 3:43 PM
BENEFICIARY A/C NO.	**** 2210
MODE OF TRANSFER	IMPS
REMARKS	RERA Fees Sonajhuri npr - 5301

TAG TRANSACTIONS

FOOD AND BEVERAGE

TRAVEL



Add Beneficiary
To Favourites



Add Recurring
Transaction