

# Prime Builds

Partnership Firm

To

The Chairperson  
West Bengal Real Estate Regulatory Authority  
Calcutta Greens Commercial Complex, 1st Floor  
1050/2, Survey Park  
Kolkata - 700075

Date: 28.05.2025

**Subject:** Rectification of Land Use Details and Payment of Differential Registration Fees for the Project "SS Mirage"

Respected Sir/Madam,

I, Pratik Gupta, authorized representative of *M/s Prime Build*, would like to bring to your kind attention a rectification in the land use details provided during the submission of our application for the project named "SS Mirage".

At the time of filing the application, the total land area admeasuring **228.075 sq. mtr** was mistakenly considered entirely as residential. However, upon further verification, it has come to our notice that the land comprises both **residential and commercial components**, as detailed below:

- **Residential Area:** 214.465 sq. mtr
- **Commercial Area:** 13.609 sq. mtr

Accordingly, the registration fees paid earlier were calculated on the entire area as residential, i.e., **228 sq. mtr × ₹ 10 = ₹ 2,280**.

As per the correct bifurcation and applicable fee structure, the revised fees should be:

- **Residential:** 214 sq. mtr × ₹ 10 = ₹ 2,140
- **Commercial:** 14 sq. mtr × ₹ 50 = ₹ 700
- **Total Payable:** ₹ 2,840

Thus, there is a differential amount of **₹ 560 (₹ 2,840 - ₹ 2,280)** which we are willing to pay to rectify the discrepancy.

We sincerely regret the oversight and request you to kindly consider our application for rectification and allow us to deposit the balance amount of **₹ 560** at the earliest.

Thank you for your understanding and cooperation.

Yours faithfully,

Pratik Gupta

**Pratik Gupta**  
Authorized Representative  
*M/s Prime Build*  
Date: 28.05.2025  
Place: Kolkata

