

To

The Secretary

West Bengal Real Estate Regulatory Authority

Calcutta Greens Commercial Complex (1st Floor) 1050/2, Survey Park Kolkata – 700075

Date: 25.06.2026

Subject: Reply to Rectification Objection regarding "Building Permit Expired on 17.01.2025"

Reference: WBRERA/NPR-004267 – Project Name: **PLATINUM INN**

Respected Sir/Madam,

With reference to the above-mentioned rectification objection, we most respectfully submit the following for your kind consideration:

1. The Promoter had applied for approval of the Building Plan before the Jalpaiguri Zilla Parishad on **03.10.2023**.
2. The Building Plan was duly sanctioned by the competent authority on **17.01.2025**. As per **Point No. 2** of the approval letter issued by the Assistant Executive Officer, Jalpaiguri Zilla Parishad, the Building Permission is valid up to **18.01.2027**.
3. However, **Point No. 1** of the said approval letter inadvertently mentions that the "Building Permission is valid up to 17.01.2025." This is evidently a clerical/typographical and formatting error, as the validity of a building permission cannot expire on the very date on which it has been granted. Such an interpretation is neither practical nor legally tenable.
4. The approval letter when read as a whole, clearly establishes that the sanctioned building permission remains valid up to **18.01.2027**, and therefore the project possesses a valid and subsisting Building Permit.
5. The aforesaid discrepancy has arisen solely due to an inadvertent drafting error in the approval letter issued by the concerned authority. The Promoter has no control over the wording or formatting adopted by the issuing authority and has acted bona fide at all times. It is a settled principle that a party should not be made to suffer on account of a clerical or typographical mistake committed by a public authority.

In view of the above facts and circumstances, we humbly request your good office to kindly appreciate the true intent and effect of the Building Plan Approval and treat the Building Permission as valid up to **18.01.2027**, as specifically mentioned in Point No. 2 of the approval order.

We therefore request your good office to kindly accept the explanation, waive the present rectification objection, and **grant registration of the above project under the Real Estate (Regulation and Development) Act, 2016**, without insisting upon further rectification of an inadvertent clerical error attributable to the issuing authority.

We shall remain grateful for your kind consideration.

Thanking You,

Yours faithfully,

For PLATINUM INN

BALAJI DEVELOPERS

Partner