

WBRERA Observations Reply:

1. DIN No. of all the Directors not provided;
 - DIN No. of all the Directors is submitted in the Re-submission process.
2. Total built up and carpet area cannot be zero;
 - We tried to updated the total built up and carpet area, due to technical issue the Total Buildup Area of Project & Carpet Area bar is blocked.

Project Details		
☒ Residential Flats	☐ Commercial	☐ Land
Select Land Type		
☒ Residential ☐ Non-Residential		
Area of land developed Residential purpose (sq.mtr)	Total Area of Land Developed for the Project (sq.mtr)	
1,655	1,655	
Residential Builtup Area (sq.mtr)	Total Builtup Area of Project (sq.mtr)	
1,686	0	
Residential Carpet Area (sq.mtr)	Total Carpet Area (sq.mtr)	
1,195	0	
No. of Flats/Apartments/Units		
10		
No. of Open Parkings	No. of Basement Parking	No. of Other Covered Parkings
13	0	0
No. of Mechanical Parking	Total Estimated Cost of the Real Estate Project*	
0	42,681,461.00	

3. Violation of Section 13 in the Agreement;
 - In the Agreement for Assignment, “Schedule – D” Payment Schedule Sl. No. – 2, we have modified “After Registration of Agreement, 5% + GST as applicable”.
4. The proposed Agreement is not as per Annex A,
 - In the Agreement for Assignment we have replace all the Open Parking Space to Portico as directed.
 - Clause 21 **Binding Effect** also modified according to the West Bengal Real Estate (Regulation and Development) Rules, 2021 – Annexure A.

Forwarding this Agreement to the Allottee by BAPL does not create a binding obligation on the part of BAPL or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by BAPL. If the Allottee(s) fails

to execute and deliver to BAPL this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Registrar/Sub-Registrar/ registrar of Assurance for its registration as and when intimated by BAPL, then BAPL shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

5. The proposed Deed of Assignment is also not in tune of Agreement of Assignment;
 - The Deed of Assignment has been modified to meet the tune of Agreement of Assignment.
6. GST Certificate not uploaded;
 - GST Certificate is submitted in the Re-submission process.
7. Joint Venture Development Agreement unregistered;
 - A Declaration for No Development Agreement is being re-uploaded. It records that **Lease Deed No. 00852 of 2010**, registered at the Office of the A.R.A. III, Kolkata (*already uploaded*), that West Bengal Industrial Development Corporation, the Lessor, has already granted BAPL the right to construct and develop upon the said land, as elaborated in **Clause 2** and further detailed in **Clause 6**. The Declaration also encloses the ROR of the Lease Khatian, already issued in the name of BAPL in respect of the concerned Dag Nos.
 - In respect of our last approved project by WBRERA, “**Aarohi 2.0, Phase I**” the WBRERA Authority had directed that this Declaration be submitted in lieu of an unregistered Joint Venture Development Agreement and the same was accepted by the authority.
8. In Sl. No: 13, detailed addresses of architect, structural engineer or geo-tech engineer are not found.
 - Detailed addresses of architect, structural engineer or geo-tech engineer is submitted in the Re-submission process.

9. I am also directed to inform you that the applicant is expressly informed that whether or not the rectifications are made the application needs to be re-submitted within a period of five days, failing which the applicant shall appear for hearing before rejection.

- We are submitting reply to these observations before a period of five days.