

Date: 20.03.2026

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

**Subject: Clarification regarding non-availability of Mutation Certificate / NOC
from BL&LRO.**

**Ref: Query raised in respect of Project Registration Application
WBRERA/NPR-005396**

Sir,

With due respect, I, the undersigned, being the Promoter of the above-mentioned project, most humbly submit this clarification in response to the query raised by the Hon'ble Authority regarding non-availability of the Mutation Certificate issued by the BL&LRO.

In this regard, it is respectfully submitted that the land in question has been allotted by the Refugee Relief & Rehabilitation wing under the BL&LRO Department, Government of West Bengal, by way of a Government-issued Patta Deed in favour of the original allottee. The said Patta Deed itself constitutes a valid Record of Rights and confers lawful and absolute right, title, and interest over the scheduled property. A copy of the said Patta Deed has already been uploaded for your kind perusal.

It is further submitted that, in such cases, **the Government-issued Patta and the corresponding records maintained by the BL&LRO Department inherently establish the title and possession of the land. Therefore, there is no further necessity to furnish a separate Mutation Certificate or No Objection Certificate (NOC) from the BL&LRO Department, Government of West Bengal.**

Without prejudice to the above, it is respectfully submitted that mutation in BL&LRO records is primarily a revenue entry for fiscal purposes and does not create or extinguish title, which already stands duly established by the aforesaid Government grant.

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Further, the Promoter has already submitted an undertaking in a duly **notarized Affidavit titled "FORM B", as per the prescribed format under the WBRERA Rules, 2021, in compliance with Section 3(4) of the Real Estate (Regulation and Development) Act, 2016.** In terms of **Clause 8 of the said affidavit**, it has been clearly affirmed that all pending approvals, if any, shall be obtained in due course of time.

In view of the above, it is most humbly prayed that the Hon'ble Authority may kindly take the above submission on record and proceed with the registration of the project.

The Promoter further requests for an opportunity of personal hearing, if deemed necessary, in this regard.

Thanking You.

Yours faithfully,

BINAYAK CONSTRUCTION

Sanjoy Patozari

Proprietor

Enclosure:

For M/s. BINAYAK CONSTRUCTION

1. A copy of the **Government-issued Patta.**