

S. M. Construction

GOVERNMENT CONTRACTOR & DEVELOPER

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9007594465

Ref. No. :

Date :

Dated: 23.03.2026

To,
The WBRERA Authority
Kolkata.

Sub: Reply to Rectification Observations and Request for Approval of RERA Registration

With reference to the rectification raised in respect of my RERA application being NPR No- WBRERA/NPR-004037, I humbly submit my point-wise clarification as under:

1. Regarding submission of Record of Rights (Porcha), Land Conversion certificate and Mutation Certificate:

I respectfully submit that the Record of Rights (Porcha) as well as the Mutation Certificate issued by KMC have already been duly uploaded under Serial No. 14 of the application.

However, it appears that the application is being returned on the same ground repeatedly. In this regard, I would sincerely request your good office to kindly re-verify Serial No. 14 of the application, where all the requisite documents have already been uploaded.

2. Regarding validity of the sanctioned plan:

I would like to respectfully submit that the application was filed before the Authority on 12.06.2025, at which time the sanctioned building plan was valid.

It is further submitted that, as already mentioned in my earlier clarification, the project has been completed without obtaining the Completion Certificate (CC), and possession of the flats has already been handed over to the respective allottees. At present, we are in the process of obtaining the Completion Certificate from the competent authority.

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In view of the above, and considering that the Completion Certificate is still awaited, we understand that we are required to apply for RERA registration. Accordingly, revalidation of the sanctioned plan may not be necessary at this stage.

Further, it is submitted that in Form B, the Promoter has already undertaken to obtain all pending approvals from the competent authorities within the prescribed time. Therefore, it is humbly requested that the registration process may kindly not be delayed on this ground.

In light of the above submissions, I most respectfully request your good office to kindly consider the application and approve the registration of the project, as all requisite documents have already been submitted.

This is for your kind consideration.

Thanking you,

Yours faithfully,

For S. M. CONSTRUCTION
[Signature]

Proprietor