



M/S SHREE DEVELOPER
DEVELOPER & PROMOTER



Date

To,
Sri Surjya Kumar Jana,
Sr. Deputy Secretary & MLO,
West Bengal Real Estate Regulatory Authority,
Calcutta Greens Commercial Complex (1st Floor),
1050/2, Survey Park,
Kolkata – 700 075

Date: 29.05.2025

Sub: Clarification regarding the queries raised by the WBRERA Authority for necessary rectification.

Sir,

We, **SRI BISWARUP DUTTA and SRI GOUTAM BISWAS**, partners of **M/S. SHREE DEVELOPER**, promoter of the proposed project “ **MAYURAKSHI APARTMENT** ” would like to humbly submit the following clarification against the queries raised by the WBRERA Authority for necessary rectification:

Sl. No.	Queries	Clarification
1.	Certificate issued by the CA does not clarify reason behind non-submission of ITR returns; though PAN was issued on 11.4.23.	We have submitted a revised declaration by CA for not submitting ITR.
2.	Land conversion certificate is not uploaded.	The Land on which the Residential FOUR (G+III) storied Project “ MAYURAKSHI APARTMENT ” is proposed is already a “BASTU” land by nature. We have attached the PORCHA of the land along with the KHAJNA receipt for the said land for your kind perusal. Additionally, if you check the FIRST SCHEDULE on Page 40 of the Development Agreement, which has been officially registered with A.R.A – II KOLKATA, you'll see confirmation that the land is indeed classified as BASTU.
3.	In BLLRO's Khatian uploaded here, it is noted 'ILLEGAL' in respect of 3 land owners namely-Goutam Biswas, Biswarup Dutta, Subrata Chowdhury. In needs clarification.	We sincerely apologize for the mistake we made earlier. We originally downloaded the documents from the "Banglar Bhumi" app of the Government of West Bengal. Due to a technical glitch, the app erroneously marked three landowners—Goutam Biswas, Biswarup Dutta, and Subrata



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		Chowdhury—as 'ILLEGAL.' We will address this issue with the appropriate authorities for necessary action. Additionally, we have submitted the land PORCHA along with the KHAJNA receipt in favor of the aforementioned landowners for your review.
4.	Land of Samaj Kalyan Consumer Co-Op. Society has been taken into the ambit of the project. But auhtorisation to the signatory has not been furnished.	We would like to respectfully state that, according to the Development Agreement and the Development Power of Attorney, Samaj Kalyan Consumer Co-Op. Society is recognized as one of the 'owners' of the land on which the proposed project is to be developed. The society is represented by its Secretary. Given that the Secretary may change in the future, we cannot be expected to submit a new authorization letter each time there is a change in leadership. Nevertheless, we would like to assure you that when entering into any agreement with a future allottee for the proposed project, we will provide an authorization letter in favor of the Secretary of the society at that time.

We greatly value your careful consideration of our project and fully understand the significance of your inquiries. We respectfully urge you to review our submission along with the detailed clarifications we've provided. Your support in this matter would not only be invaluable to us but also greatly enhance the potential impact of this project.

Thank you for your thoughtful attention and consideration.

Yours faithfully,

For M/S. SHREE DEVELOPER

M/S. SHREE DEVELOPER
Biswarup Gutt
Partner

M/S. SHREE DEVELOPER
Goutam Biswas
Partner

