

West Bengal Real Estate Regulatory Authority
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park, Kolkata – 700 075

Name of the Applicant: Ambuja Neotia Hotel Ventures Limited
(formerly known as GGL Hotel & Resort Company Limited)

Name of Project: Ganga Kutir Residency Limited Edition

WBHIRA Registration No. HIRA/P/SOU/2019/000614

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
1 ----- 22.02.2024	<p>Whereas an Application has been submitted as per the provisions contained in section 6 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 7 of the West Bengal Real Estate (Regulation and Development) Rules, 2021, by the Applicant Promoter, the Ambuja Neotia Hotel Ventures Limited (formerly known as GGL Hotel & Resort Company Limited) before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Ganga Kutir Residency Limited Edition', with payment of fees for extension of the project amounting to Rs.22,700/- (Rupees Twenty Two Thousand Seven Hundred Only), which is twice the registration fees of the said project, by electronic transfer made to the Account of the WBREERA Authority;</p> <p>And Whereas the said project was registered under erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA) by WBHIRA Registration No. HIRA/P/SOU/2019/000614. The validity of the Registration of the said project expired on 20.09.2022 and after that an extension of 9 (nine) months was granted by the erstwhile WBHIRA Authority at the time of 1st Phase of the Covid-19 Pandemic. The said period of extension expired on 20.06.2023 but the project is not yet completed and therefore the Applicant herein applied for extension of the Validity of the Registration of the said project;</p> <p>And Whereas an offline hearing has been held today at 4:35 p.m. Mr. Deepak</p>	

	<p>Harlalka (Mobile No. 9831851954, email id - deepakharlalka@neotiahospitality.com), Whole-time Director and Mr. Abhijit Singh (Mobile No- 8290547375), Legal Executive of the Applicant Promoter Company appeared before the Authority and signed the Attendance Sheet. At the time of hearing, they have explained the reasons for non-completion of the said project within the validity period of the Registration of the said project and prayed for an extension of 60 (sixty) months to complete the said project and handover of the flats /units to the Allottees.</p> <p>And Whereas Notarized Affidavit-cum-Declaration dated 17.01.2024 have also been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. As per the Applicant, inspite of their utmost effort, they could not complete the construction of the project in all respect within the validity period of the aforesaid project that is within 20.06.2023 due to various reasons including the followings:-</p> <ol style="list-style-type: none"> a) That the project, which is spread across an area of 1135 sq.mt., is a customizable project and the construction and beautification of which depends upon the requirement of the interested purchaser(s) and therefore the project could not be completed within the time-frame as has been mentioned in the registration certificate; and b) That the booking of the project depends solely on the demands and designs, which are set forth by the interested purchaser and the promoter has to adhere to their country home specifications and requirement of plot areas; and c) That the Promoter has submitted in his Affidavit that they have completed the construction and handed over several units to individual buyers, after receiving completion certificate from the Competent Authority. They have few units in which the construction work is underway and also have few unsold units which are scattered around the project; and d) The Promoter also submitted that the rights of the Allottees, having regard to the said project, will not be hindered by any reasons and they shall continue to enjoy the facilities without any demur; and e) They also stated that they have completed the common areas and facilities forming a part of the project so that the same becomes habitable for the existing owners residing inside the complex; and 	
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f) They also submitted that there is no change in the sanctioned plan, which they have submitted at the time of registration of the project.

And Whereas, after careful examination of the submissions of the Authorized Representatives of the Applicant on Notarized Affidavit and supporting documents on Affidavit, submitted by the Applicant and placed on record, this Authority is of the considered view that there is a delay in the completion of the instant project because of delay in occupancy orders for sale, over a part of the project area and an extension is urgently required to safeguard the interest of the Allottees/Home buyers and for completion of the said project, for obtaining the Completion Certificate from the Competent Authority and for handover process of the completed flats/units to the Allottees;

Now Therefore, in exercise of the power conferred under section 6 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 7 of the West Bengal Real Estate (Regulation and Development) Rules, 2021, this Authority is pleased hereby to allow extension of the Registration of the instant project namely '**Ganga Kutir Residency Limited Edition**' for a period of **18 months** from **21.06.2023** to **20.12.2024**. The extension of **18 (eighteen)** months is hereby granted on the ground of special circumstances for safeguard the interest of the allottees of the instant case, and in exercise of the powers conferred under first paragraph and second paragraph of section 6 of the Real Estate (Regulation and Development) Act, 2016 respectively.

This extension shall not affect the rights and interests of the allottees of the said project. If this extension is not granted then interest of the allottees will be seriously affected and the extension is also required for obtaining Completion Certificate from the Competent Authority. For the entire project failing which the allottees will suffer. Therefore, this extension is hereby granted as a **Special Case** and this order should not be treated as a precedent in any other case of extension of project;

Applicant is hereby directed to submit immediately an online application for Extension of Registration of the Project named '**Ganga Kutir Residency Limited Edition**' as per **Form E** of the West Bengal Real Estate

(Regulation and Development) Rules, 2021, in the WBRERA website by using their login id and password by which he had applied for Application for Registration of the said Project;

Secretary, WBRERA is hereby directed to issue a System Generated Certificate for Extension of Registration of the said Project as per **Form F** of the West Bengal Real Estate (Regulation and Development) Rules, 2021, for a period of 18 (eighteen) months from **21.06.2023** to **20.12.2024**;

Let copy of this order be sent to the Applicant by speed post and also by email immediately.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority