

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

Name of the Applicant: GODREJ PROPERTIES LIMITED

Name of Project: RETREAT AT GODREJ PRAKRITI

WBREERA Registration No: WBREERA/P/NOR/2023/000023

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 08.07.2025	Whereas an Application has been received by this Authority on 17.04.2025 as per the provisions contained in section 6 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') read with Rule 7 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 (hereinafter referred to as the 'said Rules') by the Applicant Promoter GODREJ PROPERTIES LIMITED before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of Registration of the Real Estate Project namely 'RETREAT AT GODREJ PRAKRITI'. And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/NOR/2023/000023 dated 27.03.2023. The validity of the Registration of the said project will expire on 31.07.2026. As per the Applicant, inspite of their utmost effort the said project will not be able to complete within 31.07.2026. Therefore, the Applicant prayed for extension of the registration of project upto 30.07.2027. And Whereas a Meeting of the WBREERA Authority has been held today in the chamber of Chairperson WBREERA and detailed discussion has been held regarding this matter and the Notarized Affidavit and relevant documents submitted by the Applicant have been examined thoroughly. And Whereas Notarized Affidavit-cum-Declaration dated 07.04.2025 has been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. 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 upto 30.07.2027 to complete the said project and handover of the flats / units to the Allottees. As per the Applicant, inspite of their utmost effort, they will not be able to complete the project within the validity period of Registration of the aforesaid project that is within 31.07.2026 due to various reasons including the following but not limited to:- a) NON-AVAILABILITY OF ADEQUATE LABOUR (MAY 2023 TO	

PRESENT)

Since May 2023, the construction project has faced significant delays due to the unavailability of both skilled and unskilled labor. West Bengal has experienced a severe labor shortage, a situation compounded by the post-pandemic recovery phase. Many migrant workers, who form the backbone of Kolkata's construction workforce, either chose to remain in their home states or sought alternate employment due to the changing economic climate.

b) SHORTAGE OF LABOUR DUE TO THE LOK SABHA ELECTIONS 2024

The unavailability of workers, coupled with restrictions on transportation and movement, especially for materials, led to a delay of 2 months. During this period, critical construction activities such as concrete pouring, bar bending, and carpentry were significantly slowed down.

The political climate surrounding the **2024 Lok Sabha elections** in India significantly impacted labour availability during the period from **April 2024 to June 2024**. Many workers returned to their home districts to vote, and several others were engaged in election-related duties, further restricting the availability of skilled and unskilled workers.

Additionally, the Election Commission's directives and security restrictions temporarily curtailed work hours, especially in politically sensitive areas. As per various reports from the news articles, approximately **15-20%** of the workforce in Kolkata was unavailable due to election-related activities.

c) DELAY DUE TO ENVIRONMENT CLEARANCE

The approved building plan from the concerned Panihati Municipality is for the construction of a B+G+21 storied residential building. However, basis the environmental clearance certificate dated 07.12.2020 and consent to establish NOC dated 18.01.2021 was for construction of the building upto B+G+19.

They have applied expansion and modification of Environmental clearance (vide application dated 05.05.2022), to construct the additional 2 floors as per the approved building plan.

After efflux of long 35 months, they have finally received the Environmental Clearance on 24.02.2025 and consent to establish NOC on 26.03.2025 as per approved building plan.

d) That as a result of non-completion of the project within the validity of the registration period, which would lead to the following difficulties to be faced by the Developer including our customers as well who have agreed to purchased apartments/units in our esteemed project:

- i) Their Banker will suspend the operation of the project account due to lapse of validity of the project registration period and as a result of such they would unable to meet their project

- expenses and would face tremendous financial hardship.
- ii) Further to that suspension of the bank account will lead to non-payment to their vendors and contractor who are presently engaged and working in the project site, the same shall be leading to further delay and ultimately the end users of the product i.e. the customers/intending purchasers will suffer a lot which is not the vision they work with as well being of the customer is their foremost priority.
 - iii) Further to that they also apprehend that the dues from their customers who has availed home loan for purchasing their dream home will also not be disbursed by their respective banker due to the aforesaid reason of expiry of the registration period of their project and the same shall further complicate and/or jeopardize the entire situation.
 - iv) That lapse of validity of registration will badly effect to liquidate their unsold stock as the purchaser of the same will not be getting home loan either from bank and/or from any financial institution for purchase of the flats/apartments.

The Applicant also stated in the said Affidavit dated 07.04.2025 that granting of such extension shall not in any manner affect the right, titles and interest of the existing Allottees / intending purchasers in any manner whatsoever.

And Whereas, after careful examination of the 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 and an extension is urgently required 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 to take the decision unanimously to grant the extension of the Registration of the instant project namely '**RETREAT AT GODREJ PRAKRITI**' for a period from **01.08.2026** to **30.07.2027**. The extension is hereby granted on the ground of reasonable circumstances to safeguard the interest of the allottees of the instant case, also directing upon the applicant to ensure that the rights and interests of the Allottees will not be adversely affected by this extension as mandated in the said Act 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.

Secretary, WBRERA shall 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 from **01.08.2026** to **30.07.2027**.

The Applicant Promoter shall submit on Notarized Affidavit a **Work Milestone** for the completion of the entire project till the completion date **30.07.2027**, before the Authority, both in hard and scan copies, within **15 days** from the date of receipt of this order of the Authority through email.

The Applicant Promoter shall also upload the **Quarterly Update of Projects** in the WBRERA website positively within **7 days** from the end of each quarter, and he shall also submit **Work Milestone** on Notarized Affidavit to this Authority, both in hard and scan copies, **within 7 days after expiry of every 90 days** from the date of approval of this extension, stating in detail how much work has been done within the said 90 days and how much work is pending after the said 90 days.

Authority may conduct inspection at any time without notice to ascertain the real facts and if any discrepancy / misrepresentation come to the notice of this Authority, stringent action shall be taken which may include revocation of extension, as per the provisions contained in the RERA Act.

Let copy of this order be sent to the Applicant immediately.



(JAYANTA KR. BASU)

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