

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

Name of the Company: India Green Reality Ltd.

Project Name: Greenland Eco Village

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
1 ----- 20.09.2023	<p>Advocate Anupam Mookherji is present on behalf of the Promoter Company named as 'India Green Reality Ltd'., being its Authorized Representative, and signed the Attendance Sheet.</p> <p>The Director of the Promoter Company, as mentioned above, has submitted a Reply, in response to the Show-Cause Notice dated 18.08.2023, which has been received by the Authority on 31.08.2023.</p> <p>Let the said Reply of the Promoter Company be taken on record.</p> <p>As per the said Reply and as per the submission of Advocate Mookherji at the time of hearing today, the said project named as 'Greenland Eco Village Phase-1' has already been completed and Completion Certificate has already been issued on 21.12.2016 by the Kalikapur II Gram Panchayat. He has also submitted a copy of the said Completion Certificate and other related documents.</p>	

Let the said Completion Certificate and other related documents be taken on record.

After examination of the documents placed on record and after hearing Advocate Mookherji in the physical hearing today, the Authority is of the considered view that the instant Project has already been completed by the Promoter Company and Completion Certificate has been issued on 21.12.2016, therefore, Registration as per section 3 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as RERA Act) is not required as per First Proviso of sub-section (1) of section 3 of the RERA Act, 2016.


As per First Proviso of sub-section (1) of section 3 of RERA Act, 2016, projects for which Completion Certificate has been issued before the commencement of the RERA Act, 2016, in those cases registration is not required.

Hence, the Authority is pleased hereby to close and dispose this matter without any fine/cost/penalty upon the Promoter Company.

Let copy of this order be served to the Promoter Company by speed post and also by email immediately.


(BHOLANATH DAS)
Member

West Bengal Real Estate regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority