

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

Name of the Applicant: CENTRAL GOVERNMENT EMPLOYEES  
WELFARE HOUSING ORGANISATION

Name of Project: CGEWHO Housing Project Kolkata Phase-III.

WBHIRA Registration No. HIRA/P/SOU/2021/001183

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
1 ----- 18.07.2023	<p>Whereas an Application has been made as per the provisions contained in section 6 of the Real Estate (Regulation &amp; Development) Act, 2016, read with Rule 7 of the West Bengal Real Estate (Regulation &amp; Development) Rules, 2021, by the Applicant, the Central Government Employees Welfare Housing Organization., before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'CGEWHO Housing Project Kolkata Phase-III', with payment of fees for extension of project amounting to Rs.5,80,560 /-(Rupees five lakhs eighty thousand five hundred sixty only) on 19.07.2023.</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/2021/001183. The validity of the Registration of the said project going to be expired on <b>31.12.2025</b>. The project is not yet commenced and therefore the Applicant herein applied for extension of the Validity of the Registration of the said project;</p> <p>And Whereas an hearing has been held today at 4:00 p.m. and Authorized Representative of the said Organization Md. Gousal Azam,</p>	

Project Manager was present filing hazira. At the time of hearing, he has explained the reasons for not completion of the said project within the validity period of the Registration of the said project and prayed for an extension of 12 months time to complete the said project and handover of the same to the Allottees. He also explained with reasons that the delay was beyond his control;

And Whereas a Notarized Affidavit-cum-Declaration dated 05.07.2023 has also been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. As per the Applicant, in the previous sanctioned plan there were 88 three-bedroom flats, 288 two bed room flats and 257 covered parking spaces to be constructed. However, out of the total 376 allotted units, only 118 applications were received from the allottees. Therefore due to low demand for two bed room flats the organization have been compelled to revise the plan according to the demand for three bed room flats. The revised sanctioned plan includes 236 flats alongwith 236 covered parking spaces while maintaining the same common amenities within the same land area. Also the 2<sup>nd</sup> wave of Covid-19 pandemic had adversely affected normal activities across all section including the organization. Therefore, the organization was unable to commence the project till date. 80% of the allottees had provided their written consent for the revised plan.

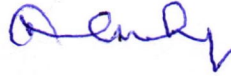
Now Therefore after careful examination of the submissions of the Authorized Representative of the said organization and supporting documents on affidavit, submitted by the Applicant and placed on record, this Authority is of the considered view that the delay in completion of the instant project is not due to any default or negligence on the part of the Applicant and the extension prayed by the Applicant is urgently required for completion of the said project and handover of the same to the Allottees;

Now therefore, in exercise of the power conferred under section 6 of the Real Estate (Regulation & Development) Act, 2016, read with Rule 7 of

the West Bengal Real Estate (Regulation & Development) Rules, 2021, this Authority is pleased hereby to allow extension of the Registration of the instant project namely 'CGEWHO Housing Project Kolkata Phase-III' from 31.12.2025 to 30.12.2026 for a period of **12 (twelve)** months;

Secretary, WBRERA is hereby directed to issue the Extension Certificate extending the validity of the instant project for a period of **12 (twelve)** months;

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



(SANDIPAN MUKHERJEE)

Chairperson

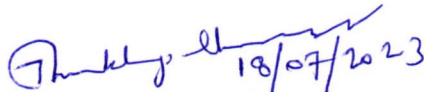
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority