

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: Libra Infracon Pvt Ltd

Name of Project: Sangam

WBHIRA Registration No: WBRERA/P/SOU/2023/000582

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 26.07.2024	<p>Whereas an Application dated 30.03.2024 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 <b>Libra Infracon Pvt. Ltd.</b> before the West Bengal Real Estate Regulatory Authority (WBRERA), for extension of the Real Estate Project namely '<b>Sangam</b>', with payment of fees for extension of the project amounting to Rs.6,600/- (Rupees Six Thousand and Six Hundred only), which is twice the registration fees of the said project, by electronic transfer made to the Account of the WBRERA Authority;</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBRERA) with WBRERA Registration No. WBRERA/P/SOU/2023/000582. The validity of the Registration of the said project has expired on 31.03.2024. As per the Applicant, the project is not completed till date. Therefore the Promoter needs extension of project upto 31.03.2025. Hence, he is praying for an extension of 12 (twelve) months.</p> <p>And Whereas a Meeting of the WBRERA Authority has been held today in the office of WBRERA and detailed discussion has been held regarding this matter and the Notarized Affidavit and relevant documents submitted by the Applicant have been examined thoroughly.</p> <p>And Whereas a Notarized Affidavit-cum-Declaration dated 30.03.2024 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</p>	

the Registration of the said project and prayed for an extension of 12 (twelve) months to complete the said project and handover of the flats / units to the Allottees.

As per the Applicant, in spite 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 31.03.2024 due to various reasons including the following :-

- a) Due to several festivals since October 2023, the labourers went to their native places quite often and thus finishing jobs could not be completed within the schedule timeline; and
- b) In spite of the aforesaid compelling circumstances, they have been able to complete more than 90% of the development work. The structure of the building is fully complete. Only final finishing works are to be completed.

The Applicant also stated in his Affidavit that he has not sold any flat to any buyer till date and he intend to sell them only after fully completing the project.

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 to safeguard the interest of the prospective Allottees/Home buyers in the said project 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 to take the decision unanimously to grant the extension of the Registration of the instant project namely '**Sangam**' from **01.04.2024** to **31.03.2025**. The extension of 12 (twelve) months is hereby granted on the ground of special circumstances to safeguard the interest of the allottees of the instant case, and in exercise of the powers conferred under the first and second paragraph of section 6 of the Real Estate (Regulation and Development) Act, 2016.


If this extension is not granted then interest of the prospective Allottees will be seriously affected and the extension is also required for obtaining Completion Certificate from the Competent Authority. 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;

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 12 (twelve) months from **01.04.2024** to **31.03.2025**;

Let copy of this order be sent to the Applicant 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