

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: M/S SUGAM DIAMOND PROJECTS LLP

Name of Project: URBAN LAKES PHASE-I

WBREERA Registration No: HIRA/P/HOO/2020/000906

| Sl. Number and date of order                         | Order and signature of Authority   | Note of action taken on order |
|--|--|-------------------------------|
| Extension of Registration (1)<br>-----<br>20.01.2026 | <p>Whereas an Application has been received by this Authority on 19.09.2025 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 <b>M/S SUGAM DIAMOND PROJECTS LLP</b> before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of Registration of the Real Estate Project namely '<b>URBAN LAKES PHASE-I</b>'.</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. HIRA/P/HOO/2020/000906 dated 20.03.2020. The validity of the Registration of the said project will expire on 01.01.2026. As per the Applicant, in spite of their utmost effort the said project was not completed within 01.01.2026. Therefore, the Applicant prayed for extension of the registration of project up to 31.12.2026.</p> <p>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.</p> <p>As per provision of category <b>B 3</b> of the New Extension Regulation vide no- 921-RERA dated 19.08.25 and after scrutinizing the notarized Affidavit-cum-Declaration dated 16.09.2025 submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project.</p> <p>And Whereas, after careful listening of the applicant and on the basis of the supporting documents, submitted by the Applicant and placed</p> |                               |

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.

Now Therefore, in exercise of the power conferred under B 3 category of the New Extension Regulation vide no- 921-RERA dated 19.08.25 this Authority is pleased to take the decision unanimously to grant the extension of the Registration of the instant project namely 'URBAN LAKES PHASE-I' for a period from **02.01.2026** to **31.12.2026**. The extension for Application is hereby considered and granted with imposition of penalty for contravention of B 3 category of the New Extension Regulation vide no- 921-RERA dated 19.08.25 upon the Applicant Promoter an amount of Rs 1239894/- and Rs 1377660/- as an extension fees.

The Applicant-Promoter shall pay a Penalty of Rs.1239894/- for violation of B 3 category of the New Extension Regulation vide no- 921-RERA dated 19.08.25. The Applicant shall pay the penalty amount of Rs 1239894 /- imposed by the Authority to the following account as mentioned below and Rs 1377660/- to be paid in the WBRERA portal.

Account Name- WEST BEGAL REAL ESTATE REGULATORY

Bank- State Bank Of India

A/c No- 00000042520982210

IFS CODE- SBIN0000001

The Applicant shall send an email communication with the attachment of proof copy of payment of the penalty amount to the Bank Account of WBRERA, as mentioned above, to the email id [westbengal.rera@gmail.com](mailto:westbengal.rera@gmail.com) and [rera.wb@gmail.com](mailto:rera.wb@gmail.com) of WBRERA.

Secretary, WBRERA shall issue a System Generated Certificate, subject to the deposit of penalty fees by the Applicant; 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 **02.01.2026** to **31.12.2026**.

The Applicant Promoter shall submit on Notarized Affidavit a **Work Milestone** for the completion of the entire project till the completion date **31.12.2026**, 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 by speed post and also by email 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