

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

Name of the Applicant: M/s. Nirman Construction

Name of Project: Nirman - VI

WBREERA Registration No: WBREERA/P/KOL/2024/001056

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 17.09.2024	<p>Whereas an Application dated 27.08.2024 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 M/s. Nirman Construction before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Nirman - VI, with payment of fees for extension of the project amounting to Rs.6,080/-(Rupees Six Thousand Eighty only), which is twice the registration fees of the said project, by electronic transfer made to the Account of the WBREERA Authority</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/KOL/2024/001056. The validity of the Registration of the said project expired on 31.08.2024. As per the Applicant, the project is till date not completed due to long delay in getting final demand for WBSEDCL Connection of Electric Meter. The said project could not be completed within the schedule time line that is within 31.08.2024, therefore the Promoter prayed for time upto 31.05.2025 to complete the project.</p> <p>And Whereas a Meeting of the WBREERA Authority has been held today at 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>And Whereas a Notarized Affidavit-cum-Declarations dated</p>	

27.08.2024 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 the Registration of the said project and prayed for an extension upto 31.05.2025 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 31.08.2024 due to various reasons including but not limited to the following :-

- a) The Applicant Promoter did not receive the final demand from WBSEDCL for connection of Electric Meter till 20.08.2024 and have received the same only after repeated follow-ups from their end on the aforementioned date and have also made the payment of Rs.4,93,368/- on 21.08.2024 and now WBSEDCL has informed the Applicant that it will take another 5-6 months for them to give electric connection in the said project; and
- b) The quotation of WBSEDCL has been received on 20.08.2024 and that is why they have not been able to complete the project within 31.08.2024; and
- c) Lift has been installed but C form for lift is pending as 3 phase electric connection has not been provided by WBSEDCL and only after C form they can apply for CC.

The Applicant also stated in the said Affidavit that the rights and interests of the existing Allottees will not be affected due to this extension.

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 '**Nirman - VI**' for a period of **9 (nine) months** from **01.09.2024** to **31.05.2025**. The extension of 9 (nine) 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 09 (nine) months from **01.09.2024** to **31.05.2025**;

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

Sd/-
(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority

Sd/-
(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority

Certified to be True Copy

Sdc 17.09.2024
Special Law Officer
West Bengal Real Estate Regulatory Authority