

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. Right Choice

Name of Project: Nirupama

WBHIRA Registration No: WBRERA/P/KOL/2024/001011

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 12.09.2024 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. Right Choice before the West Bengal Real Estate Regulatory Authority (WBRERA), for extension of the Real Estate Project namely 'Nirupama' with payment of fees for extension of the project amounting to Rs.5,320/- (Rupees Five Thousand Three Hundred twenty 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/KOL/2024/001011. The validity of the Registration of the said project expired on 30.06.2024. As per the Applicant, the project is till date not completed due to shortage of Labour. The said project could not be completed on time that is within 30.06.2024, therefore the Promoter prayed for time upto 31.03.2025 to complete the project.</p> <p>And Whereas a Meeting of the WBRERA Authority has been held today at the chamber of Chairperson 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-Declarations dated 12.09.2024 has been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. They have</p>	

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 31.03.2025 to complete the said project and handover of the flats / units to the Allottees.

As per the Applicant-Promoter, inspite of their utmost effort, they could not complete the said project within the validity period of the registration of the project that is within 30.06.2024 due to shortage of supply as many labours went back to their native places due to Eid and other reasons and there was a shortage of labour supply throughout the city of Kolkata during that period. The Applicant predicted that their entire work will be completed by 30.06.2024 but the same could not be completed within that time frame because of shortage of labour. There were some local syndicate disturbances also related to supply of materials and that too caused some delay in the said project.

The Applicant also stated in the said Affidavit that the rights and interests of the existing Allottees will not be affected by 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 '**Nirupama**' for a period of **9 (nine) months** from **01.07.2024** to **31.03.2025**. 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

01.07.2024 to 31.03.2025;

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

Adh 17.09.2024

Special Law Officer
West Bengal Real Estate Regulatory Authority