

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: PRUDENTIAL REALCON PRIVATE LIMITED

Name of Project: BELANI ZEST

WBHIRA Registration No: HIRA/P/NOR/2018/000085

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 24.03.2025	<p>Whereas an Application has been received on 09.01.2025 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>PRUDENTIAL REALCON PRIVATE LIMITED</b> before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely '<b>BELANI ZEST</b>'.</p> <p>And Whereas the said project was registered under erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA) by WBHIRA Registration No. HIRA/P/NOR/2018/000085 dated 09.10.2018. The validity of the Registration of the said project expired on 31.12.2020. Thereafter an extension of 9 months was granted to the said project by the erstwhile WBHIRA Authority on the ground of the pandemic caused by the Covid-19 in the first phase. The said extension period of validity of registration expired on 30.09.2021. As per the Applicant inspite of his best effort, he could not able to complete the construction of the instant project in all respect within the validity period of the registration of the said project that is within 30.09.2021. Therefore, he is praying for an extension upto 31.12.2025.</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>And Whereas Notarized Affidavit-cum-Declaration dated 09.01.2025 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 to complete the said project and handover of the flats / units to the Allottees.</p> <p>As per the Applicant, inspite of their utmost effort, they were unable to complete the subject matter project within the validity period of the aforesaid project that is within 30.09.2021 due to various reasons including the following but not limited to:-</p>	



- a) That during corona virus pandemic both the first and second wave created heavy disruption in work with no man power at work-site and the constraints and embargoes as issued and notified by the Central Government and State Government from time to time; and
- b) That due to major disruption of workforce and non-availability of resources they were not able to execute the work of the project; and
- c) That subsequently they have been able to resume the said project work; and
- d) That where as in lieu of the said project the Financial Institutions / Bank also did not disburse the financials as agreed upon even after execution of Mortgage Agreement / Instruments and that resulted in further constraints that interrupted the said work; and
- e) That the re-validation of the sanctioned plan has been in abeyance since 02.01.2023 due to sanctioning of abutting road at site, by the Bidhannagar Municipal Corporation (BMC); and
- f) That the said work is proceeding at a steady pace as on date; and
- g) That since migration from WBHIRA to WBERA was in progress at the time of expiry of the validity of the registration on 30.09.2021, therefore, the Applicant could not make application for extension at that time; and
- h) That the sanctioned plan has been renewed vide building permit no.SWS-OBPAS/2109/2023/2024 being valid upto 12.11.2027; and
- i) That the Applicant declared and affirmed that the said project shall be completed within 31.12.2025; and
- j) That the Applicant also stated that such extension, if granted, shall not prejudice the rights of the Allottees / Buyers in the said 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 Allottees/Home buyers 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;

And Whereas, on perusal of the aims and objectives of the Real Estate (Regulation and Development) Act, 2016, it is clear that the whole aim of the said Act has been to promote the real estate sector in an efficient and transparent manner and to protect the interest of the consumers (including home buyers / Allottees). Thus, by not extending the registration of the said Project the same will come to a halt. The Promoter shall not be able to take actions for efficient completion as may be required in view of the lack of registration. Such an action will only be detrimental to the interest of the consumers (including home buyers / Allottees). Thus, if we balance the conveniences and inconveniences then it lies in the side of allowing the extension with imposition of such conditions so as to ensure completion. Further the Authority also notes that this extension can be granted under Section 7(3) read with section 6 of the said Act as the same needs to be granted so that the completion of the said Project is not interrupted.

**ORDER**

Now Therefore, in exercise of the power conferred under section 6 read with section 7(3) of the Real Estate (Regulation and Development) Act,



2016, this Authority is hereby pleased to grant the extension of the Registration of the instant project namely '**Belani Zest**' for a period from **01.10.2021** to **31.12.2025**. The extension is hereby granted on the ground of special circumstances to safeguard the interest of the allottees of the instant case, as per the provisions contained in and in exercise of the powers conferred under first paragraph and second paragraph of section 6 read with section 7(3) of the Real Estate (Regulation and Development) Act, 2016;

If this extension is not granted then interest of the 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 due to the presence of reasonable circumstances and this order should not be treated as a precedent in any other case of extension of project;

Secretary, WBRERA shall 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 from **01.10.2021** to **31.12.2025**;

The Applicant Promoter shall submit on a Notarized Affidavit a **Work-time Milestone** for the completion of the entire project till the completion date **31.12.2025**, 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-time 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