

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: PS Group Realty Private Limited

Name of Project: Montage

WBHIRA Registration No: WBRERA/P/KOL/2023/000124

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 21.06.2024	<p>Whereas an Application dated 10.06.2024 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>PS Group Realty Private Limited</b> before the West Bengal Real Estate Regulatory Authority (WBRERA), for extension of the Real Estate Project namely '<b>Montage</b>', with payment of fees for extension of the project amounting to Rs.76,720/- (Rupees Seventy Six Thousand Seven 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/2023/000310. The validity of the Registration of the said project is going to be expired on 30.06.2024. As per the Applicant, the project is nearly on the completion stage. The said project could not be completed on time that is within 30.06.2024, therefore the Promoter needs additional 6 (six) more months to complete the project. Hence, he is praying for an extension of 6 (six) months as the validity of registration of the said project is going to be expired on 30.06.2024 and the Applicant herein applied for extension of the validity of the registration of the said project for a period of 6 (six) months from 01.07.2024 to 31.12.2024;</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</p>	

regarding this matter and the Notarized Affidavit and relevant documents submitted by the Applicant have been examined thoroughly.

And Whereas a Notarized Affidavit-cum-Declaration dated 10.06.2024 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 of 6 (six) months 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 second wave of Covid. The Construction activities at the project site were stopped for about 5-6 months for the second wave of Covid. As per the Applicant the project is now on the verge of completion and he will be highly obliged if this Authority grants an extension of 6 months to the validity of the registration of the said project that is still 30.06.2024. The Applicant-Promoter confirmed in his Affidavit that the project will be completed surely by 31.12.2024.

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 30.06.2024 due to various reasons including the following :-

- a) That sudden out-break of the pandemic Covid-19 affected all spheres and works of life and activities including the business operation of the Applicant Promoter Company. To combat the menace, various advisories were issued by the Govt. of India as well as the Govt. of West Bengal resulting in country-wide lock down, compelling the Applicant to cease all construction activities in the project for several months ; and
- b) That the aforesaid suspension coupled with issues and constrains which lead to the after month of the pandemic such as shortage or unavailability of construction materials and labour, escalation of the prices of materials amongst others, is being beyond their control, which disrupted their construction schedule as envisaged by them; and
- c) Despite the challenging circumstances, they were nearly able to complete the project on before the scheduled completion date but they were unable to process all No Objection Certificate due to the 2024 Lok Sabha Election, departmental activities were suspended for a couple of months; and
- d) That they were compelled by this dark and uncertain situation, emanating and resulting from evens and circumstances beyond their control and / or the existence and subsistence of the aforestated event, they are constraint to pray for 6 months extension.
- e) The failure to complete the project within the registration period has

presented significant challenges to the existing stake holders, including the promoter and the allottees.

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 '**Montage**' for a period of **6 (six) months** from **01.07.2024** to **31.12.2024**. The extension of 6 (six) 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 6 (six) months from **01.07.2024** to **31.12.2024**;

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