

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

Name of the Applicant: Builtcrete Realty Private Limited

Name of Project: Raangamati

WBHIRA Registration No: WBRERA/P/KOL/2023/000827

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 03.05.2024 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 Builtcrete Realty Private Limited before the West Bengal Real Estate Regulatory Authority (WBRERA), for extension of the Real Estate Project namely 'Raangamati', with payment of fees for extension of the project amounting to Rs.12,680/-(Rupees Twelve Thousand Six Hundred Eighty 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/2023/000827. The validity of the Registration of the said project was expired on 31.12.2023. As per the Applicant, the project is nearly on the completion stage. The said project could not be completed on time that is within 31.12.2023, therefore, the Promoter needs additional 12 (twelve) months to complete the project. Hence, he is praying for an extension of 12 (twelve) months as the validity of registration of the said project expired on 31.12.2023 and the Applicant herein applied for extension of the validity of the registration of the said project for a period of 12 (twelve) months from 01.01.2024 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 12 (twelve) 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 31.12.2023 due to second wave of Covid. The Construction activities at the project site were stopped for several 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 12 months to the validity of the registration of the said project that is still 31.12.2024. 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 31.12.2024 due to various reasons including the following :-

- a) The project was very small having land area of 204 sq. mtr. and a new circular by the Housing Department came with effect from 06.06.2023 wherein it has been stated that the project having more than two hundred square meter of land also to be registered under WBRERA. So the Applicant Promoter applied for the WBRERA registration number. They have filed the Application on 27.09.2023 and they have mentioned project completion date as 31.12.2023, this is because they just need WBRERA registration number for applying and obtaining the Completion Certificate from the respective Authority. The project was approved by WBRERA Authority with approval date of 02.12.2023 and received the Completion Certificate on 22.12.2023. The last week of December is full of holidays because of Christmas and New Year, so they were unable to submit the application for C.C to the concerned department; and
- b) Later on, in the month of January, 2024 the concerned department has not accepted the application for C.C. stating the reason "project completion date was expired as mentioned in WBRERA registration certificate" and
- c) From the above explanations, the Applicant stated that nowhere there was default on their part still for the sake of benefit of allottees who have booked the flats in the project and keeping the rights and interest of the allottees protected, they have applied for the extension of the project so that they can apply for completion certificate before

the Competent Authority.

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 '**Raangamati**' for a period of **12 (twelve) months** from **01.01.2024** to **31.12.2024**. The extension of 12 (twelve) 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 12 (twelve) months from **01.01.2024** 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