

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

Name of the Applicant: R D CONSTRUCTION

Name of Project: GANGA

WBREERA Registration No: WBREERA/P/KOL/2024/001024

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 23.12.2024	<p>Whereas an Application has been received by this Authority on 02.12.2024 as per the provisions contained in section 6 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') read with Rule 7 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 (hereinafter referred to as the 'said Rules') by the Applicant Promoter R D CONSTRUCTION before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of Registration of the Real Estate Project namely 'GANGA'.</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/KOL/2024/001024. The validity of the Registration of the said project expired on 31.10.2024. As per the Applicant, inspite of their utmost effort the said project could not be completed within 31.10.2024. Therefore, the Applicant prayed for extension of the registration of project upto 30.04.2025.</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 Affidavits-cum-Declaration dated 26.11.2024 has been submitted by the Applicant herein, explaining the</p>	

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.

As per the Applicant, inspite of their utmost effort, they could not complete the project within the validity period of Registration of the aforesaid project that is within 31.10.2024 due to various reasons including the following but not limited to:-

- a) The Sole reason for the project completion date extension is to apply and obtain the Completion Certificate from The Kolkata Municipal Corporation.
- b) They feel privileged to state that entire project will be completed by 30.04.2025 and subsequently the handover of the project shall be given to the allottees of the project. In the regard to complete the process of obtaining completion certificate and handing over the possession of the project to the allottees of the project, they requested to grant an **extension for 06 months i.e. from 1st November 2024 to 30th April 2025** so that they are able to complete the handing over formality with ease.
- c) The Project Extension shall help them to fulfill their obligation towards all the stakeholder of the project and help them deliver the project in the best interest of their buyers. Further the Project extension shall help them to continue our banking operation without any hindrance.
- d) Further they apprehend that dues from their customers who availed home loan for purchase of flat will not be disbursed by their respective Banker due to the aforesaid reason of expiry of the registration period of their project and this will complicate and/or jeopardize the entire situation.
- e) That lapse of validity of registration will badly effect to liquidate their unsold stock as the purchasers of the same will not be getting home loan either from bank/financial institution for purchase of said flats.

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

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;

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 '**GANGA**' for a period from **01.11.2024** to **30.04.2025**. The extension 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 first paragraph and second paragraph of section 6 of the Real Estate (Regulation and Development) Act, 2016 respectively.

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 as a **Special Case** 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 **01.11.2024** to **30.04.2025**;

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