

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

Name of the Applicant: R.S. CONSTRUCTION

Name of Project: ANNAPURNA ENCLAVE

WBREERA Registration No: WBREERA/P/KOL/2024/001507

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 21.04.2025	Whereas an Application has been received by this Authority on 04.04.2025 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 R.S. CONSTRUCTION before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Annapurna Enclave'. And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/KOL/2024/001507 dated 22.05.2024. The validity of the Registration of the said project expired on 22.02.2025. As per the Applicant, the project is till date not complete due to shortage of labour. The said project could not be completed on time that is within 22.02.2025, therefore the Promoter prayed for extension of time upto 21.02.2026 to complete the project. And Whereas a Meeting of the WBREERA Authority has been held today at 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. And Whereas a Notarized Affidavit-cum-Declarations dated 13.03.2025 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 upto 21.02.2026 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 22.02.2025 due to some unavoidable circumstances, which are not in their hands as well, mainly due to shortage of labour the project cannot be completed within the stipulated timeline.

The Applicant Promoter faced some issues related to labour 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 22.02.2025 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 compromised 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 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 '**Annapurna Enclave**' for a period from **22.02.2025** to **21.02.2026**. The extension is hereby granted on the ground of reasonable 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.

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 **22.02.2025** to **21.02.2026**;

The Applicant Promoter shall submit on Notarized Affidavit a **Work Milestone** for the completion of the entire project till the completion date **21.02.2026**, 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 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