

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: Ganguly Home Search Private Limited

Name of Project: 4Sight Desire

WBHIRA Registration No: WBRERA/P/SOU/2023/000690

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 30.12.2024	<p>Whereas an Application has been received on 27.08.2024 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>Ganguly Home Search Private Limited</b> before the West Bengal Real Estate Regulatory Authority (WBRERA), for extension of the Real Estate Project namely '<b>4Sight Desire</b>'.</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBRERA) with WBRERA Registration No. WBRERA/P/SOU/2023/000690. The validity of the Registration of the said project will expire on 30.06.2025. As per the Applicant, in spite of their utmost effort the said project will not be completed within 30.06.2025. Therefore, the Applicant prayed for extension of the registration of project upto 30.06.2026.</p> <p>And Whereas a Meeting of the WBRERA Authority has been held today in the chamber of Chairperson WBRERA 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 14.08.2024 has been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. They have explained the</p>	

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 will not be able to complete the project within the validity period of the aforesaid project that is within 30.06.2025, due to various reasons including the following but not limited to:-

- a) The scarcity of labour and disruptions in the supply chain for construction accessories and equipment, compounded the impediments to progress; and
- b) The financial strains exacerbated the project delays, making adhering to the initially projected completion period challenging; and
- c) The above reasons contributed to the delay in construction's progress rate.
- d) If the revalidation of the completion period is not obtained it would lead the following difficulties faced by the Promoter including the potential allottees who have agreed to purchase the Apartments in their said project:-
  - (i) Until they get the revised completion date they won't be able to communicate straight and clear to the existing allottees for the revised completion period of the project.
  - (ii) They won't be able to execute the sale agreement, as the completion period as per actual will not be the same as mentioned in the WBRERA.
  - (iii) If they are unable to liquidate the stock it would lead to the aforesaid circumstances of non-payment to their vendors and contractors who are engaged in the said project, the same lead to further delay, and ultimately the customers of the project will suffer a lot.

The Applicant also stated in their said Affidavit that 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 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 '**4Sight Desire**' for a period from **01.07.2025** to **30.06.2026**. 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 **01.07.2025** to **30.06.2026**;

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