

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: MANI SQUARE LIMITED

Project Name: Mani Vista

WBHIRA Registration No. HIRA/P/KOL/2019/000414

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
<p>Modification of sanctioned plans &amp; Extension of Registration of project (01) ----- 06.05.2024</p>	<p>Authorized Representative (Mobile – 9414046121, email – amit@kcapl.com) of the Applicant Promoter Company is present on behalf of the Applicant named as '<b>Mani Square Limited</b>', filing authorization and signed the Attendance Sheet.</p> <p>Whereas an Application has been made by the Applicant on <b>24.04.2024</b> before the West Bengal Real Estate Regulatory Authority (WBREERA), as per the provision of section 14 (2)(ii) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the RERA Act, 2016) <b>for approval of changes / alterations and incorporation of such changes / alterations in the project details</b> named '<b>Mani Vista</b>', registered vide WBHIRA No:- HIRA/P/KOL/2019/000414, on the ground of revisions, alterations and additions / deletions in the Sanction Plan subsequently and Rectification of details as furnished at the time of project registration with the erstwhile WBHIRA Authority;</p> <p>And Whereas a physical hearing has been held on 06.05.2024 at 12.00 p.m. and Authorized Representative of the said Applicant at the time of hearing explained the reasons for</p>	

such changes / alterations in the project details named 'Mani Vista';

And Whereas an Notarized Affidavit-cum-Declaration has been submitted by the Applicant stating the changes to be incorporated in the project details of Mani Vista and reason for such changes;

And Whereas the Applicant Promoter of the project 'Mani Vista' Situated at Premises no.3, Netaji Subhas Chandra Bose Road, Kolkata – 700054 has taken the previous consent of at least two-thirds of allottees, other than the promoter, as required under section 14(2)(ii) of the RERA Act, 2016, for the purpose of such changes in details of the Project – Mani Vista and that the promoter of the said project have taken consent for revision of sanctioned plan from 183 allottees and till 19<sup>th</sup> February 2024 183 flats in the said project were booked. Therefore all 183 allottees have given the consent for revision of sanctioned plan, which is more than two-third of the existing allottees, as required under the law.

And Whereas the Applicant assures on Affidavit that such changes shall not affect the rights and interest of the allottees of the said Project.

Now Therefore after careful examination of the submissions of the Authorized Representative of the said Applicant on Affidavit which is placed on record and also at the time of physical hearing before the Authority, this Authority is of the considered view that the changes in the project details is due to subsequent changes in the revision, alterations and additions / deletions in the sanction plan and rectification of

details as furnished at the time of registration of the said project with the erstwhile WBHIRA Authority.

Now therefore, in exercise of the power conferred under section 14 of the Real Estate (Regulation & Development) Act, 2016, this Authority is pleased hereby to allow the changes in the details of the project as provided below :-

<b>Sl. No.</b>	<b>Particulars of Change</b>	<b>Details as Per old sanctioned plan vide building permit no. 2016100162 dated 09.01.2017</b>	<b>Details as Per revised sanctioned plan on 19.02.2024</b>
1	Land Area	10184.97 Sq. Meter	15728.63 Sq. meter
2	Total Built-up Area of the Project	32235.42 Sq. Meter	41568.74 Sq. meter
3	Total Carpet Area of the Project	15734.94 Sq. Meter	22646.17 Sq. Meter
4	No. of floors in the project	B+G+26	B+G+35
5	No. of units	138	189
6	Car Parking	Mechanical-64 Basement - 77 Covered - 146	Mechanical-88 Basement - 71 Covered - 128 Open - 32

The Applicant is hereby directed to submit the necessary fees in the WBRERA portal for changes in the Land Area of the project.

Secretary, WBRERA is hereby directed to issue the Modified Certificate of the instant project for the revised sanctioned plan and he is also directed to update the necessary changes in the WBRERA Website immediately after payment of the necessary fees in this regard by the Applicant in the WBRERA portal.

Whereas another Application has been submitted by the Applicant on **24.04.2024** 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, the **Mani Square Limited** before the West Bengal Real Estate Regulatory Authority (WBRERA), **for extension of the Real Estate Project** namely '**Mani Vista**', with payment of fees for extension of the project amounting to Rs.6,11,100/- (Rupees Six Lakhs Eleven Thousand One Hundred Only), which is twice the registration fees of the said project, by electronic transfer made to the Account of the WBRERA Authority;

And Whereas the said project was registered under erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA) by WBHIRA Registration No. HIRA/P/KOL/2019/000414. The validity of the Registration of the said project expired on **31.12.2020** and after that an extension of 9 (nine) months was granted by the erstwhile WBHIRA Authority at the time of 1<sup>st</sup> Phase of the Covid-19 Pandemic. The said period of extension has expired on 30.09.2021 but the project is not yet completed and therefore the Applicant herein applied for extension of the Validity of the Registration of the said project;

And Whereas an offline hearing has been held today at 12.00 p.m. and Authorized Representative (Mobile- 9414046121 and email - amit@kcapl.com) of the Applicant Promoter Company, appeared before the Authority and signed the Attendance Sheet. At the time of hearing, he has 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 42 months to complete the said project and handover of the flats / units to the Allottees.

And Whereas Notarized Affidavit-cum-Declaration dated 24.04.2024 have also been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. 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 30.09.2021 due to various reasons including the following :-

- a) The amalgamation of adjacent land with the current plot during the pandemic took longer time than anticipation; and
- b) The revision and approval of the desired plan were delayed due to adherence to all statutory compliances; and

The Applicant Promoter stated in their Affidavit dated 24.04.2024 that the rights and interest of the existing allottees in the project will not be compromised by this extension.

And Whereas, after careful examination of the submissions of the Authorized Representatives of the Applicant on 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;

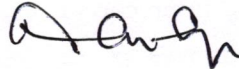
Now Therefore, in exercise of the power conferred under section 6 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 7 of the West Bengal Real Estate (Regulation and Development) Rules, 2021, this Authority is pleased hereby to allow extension of the Registration of the instant project namely '**Mani Vista**' for a period of **42 months** from **01.10.2021** to **31.03.2025**. The extension of 42 (forty-two) months is hereby granted on the ground of special circumstances for 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.

This extension shall not affect the rights and interests of the allottees of the said project. 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 is hereby further 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 42 (forty-two) months from **01.10.2021** to **31.03.2025**;


Let copy of this order be sent to the Applicant by speed post and also by email immediately.



(SANDIPAN MUKHERJEE)

Chairperson

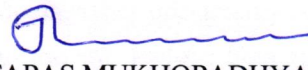
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority