

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

Name of the Applicant: Ambuja Neotia Teesta Development Private Limited

Name of Project: Utsodhaara Residencia - I

WBREERA Registration No: WBREERA/P/JAL/2023/000634

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration ----- 17.05.2024	<p>Whereas an Application dated 22.04.2024 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, the 'Ambuja Neotia Teesta Development Private Limited' before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Utsodhaara Residencia - I', with payment of fees for extension of the project amounting to Rs.5,88,200/- (Rupees Five Lakhs Eighty Eight Thousand Two Hundred only), which is twice the registration fees of the said project, by electronic transfer made to the Account of the WBREERA Authority;</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority vide Registration No. WBREERA/P/JAL/2023/000634 dated 10.10.2023. The validity of the Registration of the said project will expire on 31.12.2027 but the project has not yet commenced due to late receipt of the environmental clearance certificate for the project and therefore the Applicant herein applied for extension of the Validity of the Registration of the said project as per the Promoter Applicant it will not be possible to complete the project within 31.12.2027;</p> <p>And Whereas a Meeting of the WBREERA Authority has been held</p>	

today in chamber of Chairperson WBRERA and detailed discussion has been held regarding this matter and the Notarized Affidavit dated 22.04.2024 and relevant documents submitted by the Applicant in this regard have been examined by the Authority thoroughly.

And Whereas in the Notarized Affidavit dated 22.04.2024 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 months to complete the said project and handover of the flats / units to the Allottees.

As per the Applicant, in spite of their utmost effort, they could not commence the construction of the project due to late receipt of the Environmental Clearance Certificate from the Competent Authority. They have received the said certificate on 14.03.2024 vide EC Identification Number. EC24B038WB160795, File No. EN/T-II-1/041/2023 dated 14.03.2024 from the Competent Authority. They could not commence construction and/or sub-lease or allot any residential apartment in the project in absence of environmental clearance certificate from the Competent Authority. They have undertaken in the said Affidavit to complete the project within the extended period of 12 months from the earlier date of completion that is on or before 31.12.2028.

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 commencement of the instant project due to late receipt of environmental clearance certificate from the Competent Authority and an extension of 12 months is urgently required so that the Applicant-Promoter can complete the said project within the extended time period.

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 '**Utsodhaara**

Residencia - I' for a period of **12 months** from **01.01.2028** to **31.12.2028**.

The extension of 12 (twelve) months is hereby granted on the ground of special circumstances and in exercise of the powers conferred under second paragraph of section 6 of the Real Estate (Regulation and Development) Act, 2016 respectively as because here the reason for delay was beyond the control of the Applicant-Promoter.

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 **01.01.2028** to **31.12.2028**;

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