

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

Name of the Applicant: PS Group Realty Private Limited

Name of Project: Volt

WBHIRA Registration No: HIRA/P/KOL/2019/000355

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 21.06.2024	<p>Whereas an Application dated 10.06.2024 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 PS Group Realty Private Limited before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Volt'.</p> <p>And Whereas the said project was registered under erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA) by WBHIRA Registration No. HIRA/P/KOL/2019/000355. The validity of the Registration of the said project expired on 31.12.2022. Thereafter an extension of 9 months was granted to the said project by the erstwhile WBHIRA Authority on the ground of the pandemic caused by the Covid-19 in the first phase. The said extension period of validity of registration expired on 30.09.2023. As per the Applicant the project is on the verge of completion as per Kolkata Municipal Building Rules and they will soon start the handover process of the project. He is praying for an extension of approximately 11 (eleven) months as the validity of registration of the said project expired on 30.09.2023. Therefore the Applicant herein applied for extension of the validity of the registration of the said project for a period of approximately 11 (eleven) months from 01.10.2023 to 31.08.2024;</p> <p>And Whereas a Meeting of the WBREERA Authority has been held today in the office of WBREERA and detailed discussion has been held</p>	

regarding this matter and the Notarized Affidavit and relevant documents submitted by the Applicant have been examined thoroughly.

And Whereas a Notarized Affidavit-cum-Declaration dated 10.06.2024 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 of approximately 11 (eleven) 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 complete the construction of the project in all respect within the validity period of the aforesaid project that is within 30.09.2023 due to various reasons including the following :-

- a) That sudden out-break of the pandemic Covid-19 affected all spheres and works of life and activities including the business operation of the Applicant Promoter Company. To combat the menace, various advisories were issued by the Govt. of India as well as the Govt. of West Bengal resulting in country-wide lock down, compelling the Applicant to cease all construction activities in the project for several months ; and
- b) That the aforesaid suspension coupled with issues and constrains which lead to the after month of the pandemic such as shortage or unavailability of construction materials and labour, escalation of the prices of materials amongst others, is being beyond their control, which disrupted their construction schedule as envisaged by them; and
- c) That they were compelled by this dark and uncertain situation, emanating and resulting from evens and circumstances beyond their control and / or the existence and subsistence of the aforesaid event, they are constraint to pray for 11 month extension.
- d) The failure to complete the project within the registration period has presented significant challenges to the existing stake holders, including the promoter and the allottees.

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 '**Volt**' for a period of **11 months** from **01.10.2023** to **31.08.2024**. The extension of 11 months 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;

The Applicant is hereby directed to submit immediately an online application for Extension of Registration of the Project named '**Volt**' as per **Form E** of the West Bengal Real Estate (Regulation and Development) Rules, 2021, in the WBRERA website by using their login id and password by which he had applied for Application for Registration of the said Project before the erstwhile WBHIRA;

The Applicant is hereby directed to deposit the necessary fees for extension of the project which is twice the registration fees of the said project, by electronic transfer made to the Account of the WBRERA Authority immediately and only after deposit of such fees the extension certificate shall be uploaded in the website of WBRERA;

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 11 months from **01.10.2023** to **31.08.2024**;

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


(BHOLANATH DAS)
Member


(TAPAS MUKHOPADHYAY)
Member