

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

Name of the Applicant: Podder Projects Limited

Name of Project: Burdwan Residency - 5

WBHIRA Registration No: WBRERA/P/PUR/2023/000025

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 17.09.2024	<p>Whereas an Application dated 02.09.2024 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 Podder Projects Limited before the West Bengal Real Estate Regulatory Authority (WBRERA), for extension of the Real Estate Project namely 'Burdwan Residency - 5'.</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBRERA) with WBRERA Registration No. WBRERA/P/PUR/2023/000025. The validity of the Registration of the said project shall expire on 24.09.2024. As per the Applicant, the project is till date not completed. The said project could not be completed on time that is within 24.09.2024, therefore the Promoter needs time upto 31.03.2026 to complete the project. Hence, he is praying for an extension upto 31.03.2026 as the validity of registration of the said project shall going to be expired on 24.09.2024.</p> <p>And Whereas a Meeting of the WBRERA Authority has been held today at 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 a Notarized Affidavit-cum-Declarations dated 31.08.2024 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</p>	

the validity period of the Registration of the said project and prayed for an extension upto 31.03.2026 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 24.09.2024 due to unavoidable circumstances and unforeseen reasons for which the Applicant Promoter has not been able to complete the development works of the said project. The project was delayed by labour problem coupled with poor market condition affecting the Development of the project. The project is ongoing now and the construction is in full swing.

The Applicant also stated due to such extension of the project, if granted, right of current allottees who have booked the unit as on date of this Affidavit will not be affected in any manner and the Applicant-Promoter ensure to protect such rights of 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 '**Burdwan Residency - 5**' for a period of **12 (twelve) months** from **25.09.2024** to **24.09.2025**. The extension of 12 (twelve) 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 the first and second paragraph of section 6 of the Real Estate (Regulation and Development) Act, 2016.

If this extension is not granted then interest of the prospective 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 Promoter is hereby directed to apply in Form E in the website of WBRERA for extension of Registration of the project for a period from 25.09.2024 to 24.09.2025 by submission of twice the registration fee as per the provisions of RERA and WBRERA Rules.

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 **25.09.2024** to **24.09.2025**;

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

Sd/-
(JAYANTA KR. BASU)

Chairperson
West Bengal Real Estate Regulatory Authority

Sd/-
(BHOLANATH DAS)

Member
West Bengal Real Estate Regulatory Authority

Certified to be true copy:

sd/ 17.09.2024
Special Law Officer
West Bengal Real Estate Regulatory Authority