

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

Name of the Applicant: GLS Realty Pvt. Ltd

Name of Project: GLS Ruposi Bangla Phase - I

WBHIRA Registration No: HIRA/P/NOR/2019/000419

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 27.09.2024	<p>Whereas an Application dated 10.09.2024 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 GLS Realty Pvt. Ltd before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'GLS Ruposi Bangla Phase - I.</p> <p>And Whereas the said project was registered under erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA) by WBHIRA Registration No. HIRA/P/NOR/2019/000419. The validity of the Registration of the said project expired on 31.12.2023. 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 will expire on 30.09.2024. As per the Applicant, inspite of his best effort, he will not be able to complete the construction of the instant project in all respect within the validity period of the registration of the said project that is within 30.09.2024. Therefore, he is praying for an extension upto 30.09.2025.</p> <p>And Whereas a Meeting of the WBREERA Authority has been held today in the chamber of Chairperson WBREERA 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 02.09.2024 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 to complete the said project and handover of the flats / units to the Allottees.</p>	

As per the Applicant, inspite of their utmost effort, they will not be able to complete the construction of the project in all respect within the validity period of the aforesaid project that is within 30.09.2024 due to various reasons including but not limited to the following:-

- a) That in 2021 they applied before the Indian Green Building Council (IGBC) for certification of the project under platinum category and accordingly the IGBC issued a pre certified platinum certificate on July 2021; and
- b) That the construction of the building is completed but certain works such as Solar Water Heater, Roof Vegetation, Landscape Gardening. Heat Proof Coating on roof and few energy meter installation, for declaring the said project under platinum category of IGBC are still in progress for which time extension is required for a period of 12 months, so that the above mentioned works can be completed; and
- c) That only after completion of the above mentioned works they can apply for the certification of platinum category and only after receiving the said platinum category certification from IGBC they can apply for Occupancy Certificate from the concerned Municipal Authority.

The Applicant also stated in their said Affidavit that rights and interests of the existing Allottees will not be affected 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 '**GLS Ruposi Bangla Phase - I**' for a period from **01.10.2024** to **30.09.2025**. 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

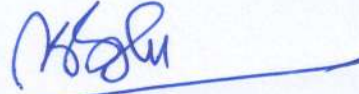
treated as a precedent in any other case of extension of project;

Applicant is hereby directed to submit immediately an online application for Extension of Registration of the Project named '**GLS Ruposi Bangla Phase - I**' 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;

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 order shall be issued;

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 from **01.10.2024** to **30.09.2025**;

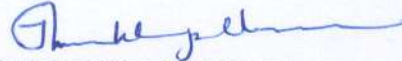
Let copy of this order be sent to the Applicant by speed post and also by email immediately.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority