

Office of the Housing Industry Regulatory Authority, West Bengal  
Calcutta Greens Commercial Complex(1<sup>st</sup> Floor),  
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**In the matter of Real Estate Project, for NPR No.635 dated 05/02/2019**

Promoter : Indecom Estates Pvt. Ltd.

Sl. Number and date of order	Order and signature of Officer	Note of action Taken on order
1 ----- 23-07-2019	<p>Whereas an application NPR No 635 dated 05/02/2019 for registration of Real Estate Project received online to the West Bengal Housing Industry Regulatory Authority,</p> <p>Whereas the application has been checked and found defective mentioning the points and returned back to the applicant/promoter for rectification for several times, even the applicant/promoter was given opportunity of being heard on 04/04/2019 and dated 20/05/2019 and the applicant/promoter has given his submission that the application will be rectified within few days but the application even was found defective on the point Sanctioned Plan validity expired on 17/07/2019.</p> <p>Whereas, It was found that the project commenced on 10/11/2014 i.e, it was an ongoing project on the date of commencement of the West Bengal Housing Industry Regulation Act, 2017 (i.e. on 01.06.2018) and the application was submitted on 05/02/2019 i.e, the application was not submitted within 03 (three) months from the date of commencement of the West Bengal Housing Industry Regulation Act, 2017.</p> <p>The applicant/promoter stated that some of the flats/units have been booked and some amount of fund has been received from the allottee but no sale had been made after 01/06/2018. The applicant/promoter is hereby directed to submit the following documents :</p> <p>a) Sanction Plan with proper validity (extended). b) Details of the booking like name of the allottee, flat no. , amount received</p>	

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with date.

- c) Account no. and name of the bank branch, IFS Code with address where the amount received from the allottee is deposited and certified/authenticated bank statement.
- d) Progress of the project with authentic document from the competent Engineer/Architect.
- e) Certified copy of withdrawal of fund of the project duly certified by an Engineer/Architect or a Chartered Accountant in practising that the withdrawal is in proportionate to the percentage of completion of the project as required u/s 4(2)(D) of West Bengal Housing Industry Regulation Act, 2017.
- f) Copy of sale agreement already made with date of possession on 31/12/2018 and with a declaration of proper safeguard to the allottee be given if there is any delay in possession as per agreement.

The applicant/promoter prayed for time and the time is allowed.

Next date of hearing is fixed on 11.15 a.m on 05/08/2019 at West Bengal Housing Industry Regulatory Authority Office.

  
Designated Authority  
Housing Industry Regulatory Authority  
West Bengal

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