


**ORDER SHEET**

**WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY**

**NPR No. -00699 of 2019**

Sl. Number and date of order	Order and signature of Officer	Note of action Taken on order
<p style="text-align: center;">1</p> <p>----- 09-12-2019</p> <p>Dictated &amp; corrected by me</p> 	<p>The case is taken up for further hearing today.</p> <p>The Director of Respondent Company along with Law Officer of the Company are present at the time of hearing.</p> <p>I have examined the New Project Registration application bearing NPR No.00699 and proceedings of hearing dated 12/09/2019 conducted by me. In the order dated 12/09/2019 the applicant was asked to furnish certain documents as required in terms of section 4 of WBHIRA Act, 2017 in order to consider the application for registration. Applicant submitted some of the documents filed on affidavit dated 25/09/2019 partly, which are available on record. Still the application is not found to be complete in all respect and does not fulfil all the requirements of section 4 of WBHIRA Act, 2017 and therefore, could not be allowed by WBHIRA Authority for grant of registration under section 5 (1)(a) of the WBHIRA Act, 2017.</p> <p>The applicant was given another opportunity for hearing by issuing notices by Secretary, WBHIRA Authority vide no.1049-HIRA/2R(Pro)-58/19 dated 28/11/2019, hence, the hearing today.</p> <p>Another affidavit has been filed by applicant today which is signed and verified on 25/09/2019. This is taken on record.</p> <p>On examination of the contents of the affidavit it reveals that two projects of the applicant company namely Dharitri Universia and Dharitri</p>	

Dictated  
& corrected  
by me



Bliss Ville as stated at serial no.9 and 10 of clause 3 of the said affidavit filed today are struck due to reasons stated therein and three projects as mentioned at serial no. 1 to 3 including the project under this application are under construction. Interestingly, only one project namely Royal Enclave, Phase-1 as mentioned at serial no.1 has been registered under WBHIRA Act, 2017 and all other projects are not at all registered.


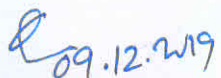
As this is mandatory to provide details of past project in the last five years including details regarding current status of the project, any delay in completion, details of cases pending, details of type of payments pending in terms of section 4(2)(b) of the WBHIRA Act, 2017, which have not yet been disclosed by applicant, though reasonably long time has been granted and several opportunities were granted to rectify the application. Moreover, there are large number of complaint petitions filed against the applicant Company particularly against projects Dharitri Universia, Dharitri Bliss Ville and Royal Enclave Phase-I where cases regarding money collected from buyers are pending for refund and settlement. Applicant did not dispute the facts and expressed certain difficulties in commencing of the project. In all fairness, applicant admitted that allottees in these projects are not at any fault and their claim, for refund or possession is not disputed.

Considering the facts mentioned above, the application for registration of the project is not found to be in order in its present form for the reasons stated above and the same is liable to be rejected u/s 5(1)(b) of the WBHIRA Act, 2017.

Applicant made oral prayer to adjourn the matter for a week to enable him to comply the requirement of section 4(2)(b) of the Act and pleaded one last opportunity to rectify the defects.

The prayer is considered and granted.

Let the defects be rectified within two weeks from date of receipt of this order. This is the last and final opportunity given to the applicant.

<p>Dictated &amp; corrected by me</p> 	<p>Fix this matter for final disposal on 07/01/2020.</p> <p> (ONKAR SINGH MEENA) Designated Authority, Housing Industry Regulatory Authority, West Bengal.</p>	
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