

Office of the Housing Industry Regulatory Authority, West Bengal  
Calcutta Greens Commercial Complex(1<sup>st</sup> Floor),  
1050/2, Survey Park, Kolkata-700 075.

Mail id : [wbhira18@gmail.com](mailto:wbhira18@gmail.com)  
Phone : 033-24160606

**In the matter of Real Estate Project, for NPR No.783 dated 21/05/2019**

Promoter : Orchid Developers Pvt. Ltd.

Sl. Number and date of order	Order and signature of Officer	Note of action Taken on order
1 ----- 05-08-2019	<p>The applicant/promoter appeared and filed hazira. An online application No. NPR 783 dated 21/05/2019 submitted to the West Bengal Housing Industry Regulatory Authority Office checked the documents and found defective and the application was returned back several times.</p> <p>It was found that the date of commencement of the project is on 02/09/2013 i.e, is an on going project in terms of proviso 3 (1) of West Bengal Housing Industry Regulation Act, 2017 and the date of submission of the application is 21/05/2019 which is not within 3 months from date of effect of West Bengal Housing Industry Regulation Act, 2017</p> <p>The application is defective as the build up are is zero.. The Authority examined the record and the promoter is directed to submit a declaration on the following points :</p> <p>a) A declaration from the Promoter that no sale or booking has been made for the project and if any booking is made list of all allottee with flat no. and received amount with date to be submitted.</p> <p>b) 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.</p> <p>c) Progress of the project with authentic document from the competent Engineer/Architect.</p> <p>d) 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</p>	

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project as required u/s 4(2)(D) of West Bengal Housing Industry Regulation Act, 2017.

The promoter shall also submit a declaration that promoter will provide compensation/interest to the allottee for delay in possession, if any, as per proviso of the agreement or as per provision of West Bengal Housing Industry Regulation Act, 2017.

The application is returned back for re-submission with the above declaration.

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by me



Designated Authority  
Housing Industry Regulatory Authority  
West Bengal