

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

Name of the Applicant: M/S GHOSH CONSTRUCTION

Name of Project: GHOSHVILLA

WBREERA Registration No: WBREERA/P/KOL/2024/002170

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 20.11.2025	<p>Whereas an Application has been received by this Authority on 20.08.2025 as per the provisions contained in section 6 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') read with Rule 7 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 (hereinafter referred to as the 'said Rules') by the Applicant Promoter before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of Registration of the Real Estate Project namely '<b>GHOSH VILLA</b>'.</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/KOL/2024/002170 dated 20.11.2024. The validity of the Registration of the said project will expire on 31.01.2026. Therefore, the Applicant prayed for extension of the registration of project up to 31.12.2027.</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>As per provision of category of the New Extension Regulation vide no- 921-RERA dated 19.08.25 and after scrutinizing the notarized Affidavit-cum-Declaration dated 18.08.2025 submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project the Authority is of the opinion to call the applicant for hearing.</p> <p>Hearing date was fixed on 10.11.25 and the applicant was given notice in due course.</p> <p>In the hearing the applicant was heard thoroughly where they</p>	

explained the reasons thoroughly and they require the extension for getting the completion certificate from the Kolkata Municipal Corporation.

And Whereas, after careful listening of the applicant and on the basis of the supporting documents, submitted by the Applicant and placed on record, and after verification of all the documents received by this office at the time of the Registration this Authority is of the considered view that in the instant project an extension is urgently required.

Now Therefore, in exercise of the power conferred under B3 category of the New Extension Regulation vide no- 921-RERA dated 19.08.25 this Authority is pleased to take the decision unanimously to grant the extension of the Registration for a period of 1 year of the instant project namely '**GHOSH VILLA**' for a period from **01.02.2026** to **31.01.2027**.

The Applicant-Promoter shall pay a Penalty of Rs7884/- for violation of B 3 category of the New Extension Regulation vide no- 921-RERA dated 19.08.25. The Applicant shall pay the penalty amount Rs. 7884/- (Seven thousand eight hundred eighty four) imposed by the Authority to the following account:-

Account Name- WEST BEGAL REAL ESTATE REGULATORY

Bank- State Bank Of India

A/c No- 00000042520982210

IFS CODE- SBIN0000001

Secretary, WBRERA shall 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 **01.02.2026** to **31.01.2027**.

The Applicant Promoter shall submit on Notarized Affidavit a **Work Milestone** for the completion of the entire project till the completion date **31.01.2027**, before the Authority, both in hard and scan copies, within **15 days** from the date of receipt of this order of the Authority through email.

The Applicant Promoter shall also upload the **Quarterly Update of Projects** in the WBRERA website positively within **7 days** from the end of each quarter, and he shall also submit **Work Milestone** on Notarized Affidavit to this Authority, both in hard and scan copies, **within 7 days after**

**expiry of every 90 days** from the date of approval of this extension, stating in detail how much work has been done within the said 90 days and how much work is pending after the said 90 days.

Authority may conduct inspection at any time without notice to ascertain the real facts and if any discrepancy / misrepresentation come to the notice of this Authority, stringent action shall be taken which may include revocation of extension, as per the provisions contained in the RERA Act.

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



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority