

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

Name of the Applicant: AMBUJA HOUSING & URBAN
INFRASTRUCTURE COMPANY LIMITED

Name of Project USSHAR PHASE IA

WBREERA Registration No: HIRA/P/SOU/2020/001067

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 23.03.2026	<p>Whereas an Application has been received by this Authority on 04.04.2025 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 AMBUJA HOUSING & URBAN INFRASTRUCTURE COMPANY LIMITED before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of Registration of the Real Estate Project namely 'USSHAR PHASE IA'.</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. HIRA/P/SOU/2020/001067 dated 18.11.2020. The validity of the Registration of the said project expired on 10.04.2025. As per the Applicant, in spite of their utmost effort the said project was not completed within 10.04.2025. River Bank Private Limited, who was the original promoter of the project was undergoing Corporate Insolvency Resolution Process under Insolvency & Bankruptcy Code, 2016. NCLT vide order dated 19.12.25 approved the Resolution Plan and Ambuja Housing & Urban Infrastructure Company Private Limited has been declared as Successful Resolution Applicant. Therefore, now the Applicant AMBUJA HOUSING & URBAN INFRASTRUCTURE COMPANY LIMITED prayed for extension of the registration of project for 2(two) years which has been approved by NCLT by its order dated 19.12.25</p>	

And Whereas a Meeting of the WBRERA Authority has been held today and detailed discussion has been held regarding this matter and the Notarized Affidavit and relevant documents submitted by the Applicant have been examined thoroughly.

As per provision of extension under Section 6 in the explanation column 'force majeure' and after scrutinizing all the documents submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project, extension is urgently required. This Authority is of the considered view that an extension is urgently required

Now Therefore, in exercise of the power conferred under section 6 (explanation column) this Authority is pleased to take the decision unanimously to grant the extension of the Registration of the instant project namely 'USSHAR PHASE IA' for a period from **23.03.2026** to **22.03.2028** **especially in order to comply the NCLT order dated 19.12.25.**

Secretary, WBRERA shall issue a System Generated Certificate, subject to the deposit of extension fees by the Applicant, 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 **23.03.2026** to **22.03.2028.**

The Applicant Promoter shall submit on Notarized Affidavit a **Work Milestone** for the completion of the entire project till the completion date **22.03.2028**, 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



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority