

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

Name of the Applicant: TIRUPATI DEVELOPER

Name of Project: THE AZURE

WBREERA Registration No: WBREERA/P/HOO/2023/000280

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 23.06.2025	Whereas an Application has been received by this Authority on 16.05.2025 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 TIRUPATI DEVELOPER before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of Registration of the Real Estate Project namely 'THE AZURE'. And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/HOO/2023/000280 dated 12.07.2023. The validity of the Registration of the said project will expire on 31.12.2025. As per the Applicant, in spite of their utmost effort they will not be able to complete the said project within 31.12.2025. Therefore, the Applicant prayed for extension of the registration of project upto 31.12.2026 to complete the project. 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. And Whereas Notarized Affidavit-cum-Declaration dated 21.04.2025 has been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. They have explained the reasons for non-completion of the said project within the validity period of the Registration of the said project and prayed for an extension upto 31.12.2026 to complete the said project and handover of the flats / units to the Allottees. As per the Applicant, inspite of their utmost effort, they will not be able to complete the subject matter project within the validity period of the aforesaid project that is within 31.12.2025 due to various reasons including the following but not limited to:-	

- a) The Scarcity of labour and disruptions in the supply chain for construction accessories and equipment, compound the impediments to progress.
- b) Initially the rate at which they thought they could progress with the construction was delayed by the contractor's side.
- c) The financial strains exacerbated the project delays, making adhering to the initially projected completion period challenging.
- a) If the revalidation of the completion period is not obtained it would lead the following difficulties faced by the Promoter, including the potential allottees who have agreed to purchase the Apartments in their said project:-
 - (i) Until they get the revised completion date approval, they won't be able to communicate straight and clear to the existing Allottees for the revised completion period of the project.
 - (ii) They won't be able to execute the sale agreement, as the completion period as per actual as in the Agreement for Sale will not be the same as mentioned in the WBRERA.
 - (iii) If they are unable to liquidate the stock, it would lead to the aforesaid circumstances of non-payment to their vendors and contractors who are engaged in the said project, the same will lead to further delay, and ultimately the customers of the project will suffer a lot.

The Applicant also stated in the said Affidavit that the rights and interests of the existing Allottees will not be affected by this extension.

And Whereas, after careful examination of the Notarized Affidavit and supporting documents on Affidavit, submitted by the Applicant and placed on record, this Authority is of the considered view that there is a delay in the completion of the instant project and an extension is urgently required for completion of the said project, for obtaining the Completion Certificate from the Competent Authority and for handover process of the completed flats/units to the Allottees;

Now Therefore, in exercise of the power conferred under section 6 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 7 of the West Bengal Real Estate (Regulation and Development) Rules, 2021, this Authority is pleased to take the decision unanimously to grant the extension of the Registration of the instant project namely '**THE AZURE**' for a period from **01.01.2026** to **31.12.2026**. The extension is hereby granted on the ground of reasonable circumstances to safeguard the interest of the allottees of the instant case, also directing upon the applicant to ensure that the rights and interests of the Allottees will not be adversely affected by this extension as mandated in the said Act and in exercise of the powers conferred under first paragraph and second paragraph of section 6 of the Real Estate (Regulation and Development) Act, 2016.

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 **01.01.2026** to **31.12.2026**;

The Applicant Promoter shall submit on Notarized Affidavit a **Work Milestone** for the completion of the entire project till the completion date **31.12.2026**, 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