

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

Name of the Applicant: PASHUPATI DEVELOPERS

Name of Project: PASHUPATI APARTMENT

WBREERA Registration No: WBREERA/P/KOL/2025/002716

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 03.06.2025 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 PASHUPATI DEVELOPERS before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of Registration of the Real Estate Project namely 'PASHUPATI APARTMENT'. And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/KOL/2025/002716 dated 28.03.2025. The validity of the Registration of the said project will expire on 31.12.2026. As per the Applicant, they have mentioned incorrect date of completion of the project at the time of submitting the Application with the Authority. Therefore, the Applicant prayed for correction of completion date from 31.12.2026 to 31.12.2027. 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 31.05.2025 has been submitted by the Applicant herein, explaining the reasons for seeking change of completion date of project. As per the Applicant, they have mentioned incorrect date of completion of the project at the time of submitting the Application with the Authority. Therefore, the Applicant prayed for correction of completion date from 31.12.2026 to 31.12.2027. The Applicant stated the following in their Affidavit date 31.05.2025:- a) That the Promoter has neither taken any booking nor advertise	

- the project till date.
- b) That the Completion date of the project would be 31.12.2027 instead of the date as provided in the application that is 31.12.2026.
 - c) That the plan has been sanctioned by the Kolkata Municipal Corporation and the copy of the same alongwith Building Permit has been attached with the said Application.
 - d) That a fresh FORM B Affidavit has been submitted with this Application.
 - e) That the Promoter undertakes to submit additional statements / documents as may be called for by the Authority.

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 '**PASHUPATI APARTMENT**' for a period from **01.01.2027** to **31.12.2027**. 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 **01.01.2027** to **31.12.2027**.

The Applicant Promoter shall submit on Notarized Affidavit a **Work Milestone** for the completion of the entire project till the completion date **31.12.2027**, 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