

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

Name of the Applicant: Shreepati Apartment Pvt Ltd

Name of Project: 'SHREEPATI TEMPLE'

WBREERA Registration No: WBREERA/P/KOL/2023/00884

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 29.10.2025	Whereas an Application has been received by this Authority on 19.08.2025 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 Shreepati Apartment Pvt Ltd before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of Registration of the Real Estate Project namely 'SHREEPATI TEMPLE'. And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/KOL/2023/00884. The validity of the Registration of the said project expired on 01.04.2025. As per the Applicant, in spite of their utmost effort the said project could not be completed within 01.04.2025. Therefore, the Applicant prayed for extension of the registration of project up to 31.03.2026. 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. As per new Extension Regulation vide No. 912 RERA dt. 19.08.2025 submit the Application for Extension and claimed extension for a period of 1 year and is liable to pay penalty as per point A2B3 Category of the Regulation as mention above. And Whereas Notarized Affidavit-cum-Declaration dated 19.08.2025 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 validity period of the Registration of the said project and prayed for tan extension to complete the said project and handover of the flats / units to the Allottees.	

The Applicant also stated in the said Affidavit dated 19.09.2025 that the rights and interest of the existing Allottees will not be compromised by this extension, if granted.

And whereas , after careful examination of the Notarized Affidavit and supporting documents on Affidavit, submitted by the Application 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 flats/units to the Allottees;

Now Therefore, in exercise of the power conferred under the extension Regulation dt. 19.08.2025, this Authority is pleased to take the decision unanimously to grant the extension of the Registration of the instant project namely '**SHREEPATI TEMPLE**' for a period from **01.04.2025** to **31.03.2026**. The extension for Application is hereby considered and granted with imposition of penalty for contravention of A2B3 upon the applicant promoter an amount of **RS. 13,718/- (Thirteen thousand seven hundred eighteen)** category of new Extension Regulation dt. 19.08.2025.

The Applicant-Promoter shall pay a Penalty of **Rs 13,718/- (Thirteen thousand seven hundred eighteen)** As per the New Extension Regulation dated 19.08.2025. The Applicant shall pay the penalty amount **Rs. 13,718/- (Thirteen thousand seven hundred eighteen)** imposed by the Authority to the following account:-

West Bengal Real Estate Regulatory,

State Bank Of India

A/c No- 42520982210,

CIF No.- 90909677334

IFC Code- SBIN0000001

MICR Code- 700002021

The Applicant shall send an email communication with the attachment of proof copy of payment of the penalty amount to the Bank Account of WBRERA, as mentioned above, to the email id westbengal.rera@gmail.com and rera.wb@gmail.com of WBRERA.

Secretary, WBRERA shall issue a System Generated Certificate, subject to the deposit of penalty 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 **01.04.2025** to **31.03.2026**.

The Applicant Promoter shall submit on Notarized Affidavit a **Work Milestone** for the completion of the entire project till the completion date **31.03.2026**, 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