

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: Aspirations Homes Private Limited

Name of Project: Aspirations Aloft

WBHIRA Registration No: HIRA/P/KOL/2019/000438

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 21.06.2024	<p>Whereas an Application dated 21.05.2024 has been submitted as per the provisions contained in 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, by the Applicant Promoter, the <b>Aspirations Homes Private Limited</b> before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely '<b>Aspirations Aloft</b>', with payment of fees for extension of the project amounting to Rs.39,020/- (Rupees Thirty Nine Thousand Twenty only) on 17.05.2024, which is twice the registration fees of the said project, by electronic transfer made to the Account of the WBREERA Authority;</p> <p>And Whereas the said project was registered under erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA) by WBHIRA Registration No. HIRA/P/KOL/2019/000438. The validity of the Registration of the said project expired on 30.06.2021. Thereafter an extension of 9 months was granted to the said project by the erstwhile WBHIRA Authority on the ground of the pandemic caused by the Covid-19 in the first phase. The said extension period of validity of registration expired on 30.03.2022. As per the Applicant the project is now on the verge of completion and upon obtaining the revised validity from WBREERA, they intend to apply to the Competent Authority for the issuance of the Completion Certificate. He is praying for an extension of approximately 29 (twenty-nine) months as the validity of registration of the said project expired on 30.03.2022. Therefore the Applicant herein applied for extension of the validity of the registration of the said project for a period of approximately 29 (twenty-nine) months from 31.03.2022 to 31.08.2024;</p> <p>And Whereas a Meeting of the WBREERA Authority has been held today in the office of 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>	

And Whereas a Notarized Affidavit-cum-Declaration dated 15.05.2024 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 of approximately 29 (twenty-nine) months to complete the said project and handover of the flats / units to the Allottees.

As per the Applicant, in spite of their utmost effort, they could not complete the construction of the project in all respect within the validity period of the aforesaid project that is within 30.03.2022 due to various reasons including the following :-

- a) The sudden out-break of Covid-19 pandemic jeopardize the normal activities of all sector of the world including our country; and
- b) As a result of such pandemic, the said project as a result of such pandemic, the said project got substantially delayed due to imposition of country-wide lock down which resulted in a standstill position of the project under construction for several months; and
- c) Apart from the said direct impact, the said pandemic followed by non-availability of construction labour force, non availability / disruption of supply chain of construction materials, accessories and equipments; and
- d) Since, the front portion of the project bring declared as "Heritage Structure", so they faced much difficulty for reconstruction of heritage building in the front side of the building which required various special permissions and compliances and it is a very time consuming process; and
- e) The project is located in the centre of the city and because of this the applicant faced logistic problem to often to and it is not allowed to use transport facilities for bringing the materials and other related things during and day and noon time; and
- f) The lapse of validity of registration will badly affect the liquidation of their unsold stock as the purchaser of the same will not get home loan either from bank / financial institutions for purchase of the said flats.

Apart from the above factors, considering the delay from construction perspective, other reasons also played equivalent role in delaying the project. Since project is being developed under Joint Development Agreement and due to unfortunate demise of Mr. Bimal Kumar Pasari on or about 22.11.2021, being one of the landlord of the aforesaid project, the probate was granted by the Hon'ble High Court of Judicature at Bombay of his last will and testament on 06.07.2023 in the Testamentary and Intestate Jurisdiction petition no. 3193 of 2022. Since, delaying in getting probate, they could not process the Application for applying for the Completion Certificate to the respective department as it required signature in various documentation of the Landlord, being the owner of the property.

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 to safeguard the interest of the Allottees/Home buyers and 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 '**Aspirations Aloft**' for a period of **29 months** from **31.03.2022** to **31.08.2024**. The extension of 29 months is hereby granted on the ground of special circumstances to safeguard the interest of the allottees of the instant case, 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 respectively.

If this extension is not granted then interest of the allottees will be seriously affected and the extension is also required for obtaining Completion Certificate from the Competent Authority. Therefore, this extension is hereby granted as a **Special Case** and this order should not be treated as a precedent in any other case of extension of project;

Secretary, WBRERA is hereby directed to 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 of 29 months from **31.03.2022** to **31.08.2024**;

Let copy of this order be sent to the Applicant by speed post and also by email immediately.



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority