

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 Appartment Pvt. Ltd

Name of Project: Aspirations Elegance

WBHIRA Registration No: HIRA/P/KOL/2018/000202

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 03.12.2024	<p>Whereas an Application dated 25.09.2024 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 Appartment Pvt. Ltd</b> before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely '<b>Aspirations Elegance</b>'.</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/2018/000202. 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 upto 31.03.2025.</p> <p>And Whereas a Meeting of the WBREERA Authority has been held on 04.10.2024 in the office of WBREERA and detailed discussion has been held regarding this matter and the Applicant was directed to submit a Notarized Affidavit regarding the protection of the rights and interest of the Allottees due to the extension as prayed by the Applicant.</p> <p>And Whereas a Notarized Affidavits-cum-Declaration dated 05.09.2024 and 05.11.2024 have 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.</p>	

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 but not limited to:-

- 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) 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
- e) 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.

The Applicant stated in their Affidavit dated 05.11.2024 that the rights and interests of the existing Allottees will not be compromised 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 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 Elegance**', situated at 7 Bakul Bagan Row, District - Kolkata, P.S. - Bhowanipur, West Bengal - 700025, for a period from **31.03.2022** to **31.03.2025**. The extension 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 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 **31.03.2022** to **31.03.2025**;

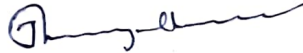
Let copy of this order be sent to the Applicant by speed post and also by email immediately.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority