

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

Name of the Applicant: RAM-N-TASSOCIATE

Name of Project: APARANA MANSSION

WBREERA Registration No: WBREERA/P/KOL/2023/000549

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 21.04.2025	Whereas an Application has been received by this Authority on 05.03.2025 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 RAM-N-TASSOCIATE before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of Registration of the Real Estate Project namely 'APARANA MANSSION'. And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/KOL/2023/000594 dated 15.09.2023. The validity of the Registration of the said project expired on 31.12.2024. As per the Applicant, inspite of their utmost effort the said project could not be completed within 31.12.2024, therefore, the Applicant prayed for extension of the registration of project upto 30.06.2025. 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 a Notarized Affidavit-cum-Declaration dated 07.02.2025 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 30.06.2025 to complete the said project and handover of the flats / units to the Allottees. As per the Applicant-Promoter, inspite of their utmost effort, they could not complete the said project within the validity period of the	

registration of the project that is within 31.12.2024 as the construction work has been completed before the schedule timeline but collecting of completion certificate from KMC they need extra 6 (six) months extension upto 30.06.2025. The Applicant has submitted application for C.C. to the Kolkata Municipal Corporation in the month of September 2024, but to some technical error, they could not collect the Completion Certificate before the said period as mentioned in the Registration Certificate. As per discussion with the KMC they need two and half months more for issuance of the Completion Certificate.

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;

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

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 '**APARANA MANSSION**' for a period of 6 (six) months from **01.01.2025** to **30.06.2025**. The extension is hereby granted on the ground of reasonable 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 and this order shall 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 **01.01.2025** to **30.06.2025**;

The Applicant Promoter shall submit on Notarized Affidavit a **Work Milestone** for the completion of the entire project till the completion date **30.06.2025**, 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