

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

Name of the Applicant: USHIKA ENDEAVOUR PVT. LTD

Name of Project: USHIKA PROTHOMA

WBREERA Registration No: WBREERA/P/KOL/2024/001734

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 30.12.2024	<p>Whereas an Application dated 13.12.2024 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 USHIKA ENDEAVOUR PRIVATE LIMITED before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'USHIKA PROTHOMA'.</p> <p>And whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/KOL/2024/001734. The validity of the Registration of the said project expired on 31.10.2024. As per the Applicant, in spite of their utmost effort the said project could not be completed within 31.10.2024. Therefore, the Applicant prayed for extension of the registration of project up to 31.12.2025.</p> <p>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.</p> <p>And Whereas Notarized Affidavits-cum-Declaration dated 30.11.2024 has been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. They have explained the</p>	

reasons for non-completion of the said project within the validity period of the Registration of the said project and prayed for an extension 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 project within the validity period of the subject matter project that is within 31.10.2024 due to various reasons including the following but not limited to:-

- a) Prolonged impacts and deficiencies resulting from the inflation and recession in the Construction field causing disruptions in normal construction activities and substantial project delays.
- b) Indirect impacts such as a shortage of labour, and disruptions in the supply chain for construction accessories and equipment.
- c) Financial constraints arising from some personal affair further contributed to the delay in project completion.
- d) That the failure to complete the project within the registration period has presented significant challenges to the existing stakeholders, including the promoter and the allottees, leading to:
 - i) Inability to liquidate unsold stock, as allottees is unable to secure home loans from banks or financial institutions.
 - ii) The Corporation/municipality's refusal to grant the completion certificate in cases of lapsed RERA registration number.
- e) That The project is ready for completion, and upon obtaining the revised validity from RERA, we intend to apply to the competent authority for the issuance of the completion certificate.

The Applicant also stated in their said Affidavit that rights and interests of the existing Allottees will not be affected 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 '**USHIKA PROTHOMA**' for a period from **01.11.2024** to **31.10.2025**. 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 **01.11.2024** to **31.10.2025**;

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



(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority