

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

Name of the Applicant: Pasari Multiprojects Private Limited

Name of Project: Biowonder Phase I

WBHIRA Registration No: HIRA/P/KOL/2019/000345

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration ----- 26.04.2024	<p>Whereas an Application dated 22.04.2024 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 'Pasari Multiprojects Private Limited' before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Biowonder Phase I', with payment of fees for extension of the project amounting to Rs.2,41,620/- (Rupees Two Lakh Forty One Thousand Six Hundred Twenty only), 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/2019/000345. The validity of the Registration of the said project expired on 30.09.2019 but the project is not yet completed and therefore the Applicant herein applied for extension of the Validity of the Registration of the said project;</p> <p>And Whereas a Meeting of the WBREERA Authority has been held today in 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 a Notarized Affidavit-cum-Declaration dated 23.04.2024 has also 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 63 months to complete the said project and handover of the flats / units to the Allottees.</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 30.09.2019 due to various reasons including the following :-

- a) The Promoter obtained partial completion certificate for the premises on 11.06.2019 for floors B1+B2+G+18 being completion case no.2019120023, well within the prescribed deadline of 30.06.2019. However the 19th Floor and Roof completion was pending; and
- b) The Promoter stated that due to various reasons despite their utmost efforts, they were unable to complete the 19th floor and roof and as such could not obtain the Completion Certificate for the project within the aforementioned validity period due to various reasons including the following but not limited to:-
 - i) Despite their utmost efforts, they were unable to complete the 19th floor and roof and as such could not obtained the Completion Certificate for the project within the aforementioned validity period due to various reasons; and
 - ii) Prolonged impacts and deficiencies resulting from the first wave to third wave of the pandemic, causing disruption in normal construction activities and substantial project delays; and
 - iii) Indirect impacts such as shortage of labour and disruptions in the supply chain for construction accessories and equipment; and
 - iv) Shortage of fund due to negative impact of Covid-19 pandemic as there was considerable decrease in the demand of commercial spaces in West Bengal in that period; and
 - v) As the Promoter intended to use the 19th floor for self use only, and as such he preferred to complete the same as per his financial convenience.

The Applicant also stated in the said Affidavit that the rights of the existing allottees shall not be compromised upon getting the extension of the said project.

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 '**Biowonder Phase I**' for a period of **63 months** from **01.10.2019** to **31.12.2024**. The extension of 63 (Sixty-three) months is hereby granted on the ground of special circumstances for 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;

Applicant is hereby directed to submit immediately an online application for Extension of Registration of the Project named '**Biowonder Phase I**' as per **Form E** of the West Bengal Real Estate (Regulation and Development) Rules, 2021, in the WBRERA website by using their login id and password by which he had applied for Application for Registration of the said 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 63 (Sixty-three) months from **01.10.2019** to **31.12.2024**;

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



(SANDIPAN MUKHERJEE)

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