

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

Name of the Applicant: MATA DI REAL ESTATE

Name of Project: Chandana Apartment

WBHIRA Registration No: HIRA/P/HOO/2019/000475

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 01.08.2024	<p>Whereas an Application has been received on 16.02.2024, 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, submitted by the Applicant Promoter, the Mata Di Real Estate, before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Chandana Apartment';</p> <p>And Whereas the said project was registered under erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA) by WBHIRA Registration No. HIRA/P/HOO/2019/000475 dated 31.08.2019. The validity of the Registration of the said project expired on 09.10.2021. 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 expired on 09.07.2022. As per the Applicant the project is not yet completed and he is praying for an extension for the period from 10.07.2022 to 15.06.2025, as the validity of registration of the said project expired on 09.07.2022.</p> <p>And Whereas a Meeting of the WBREERA Authority was held on 25.07.2024 in the office of WBREERA and detailed discussion was held regarding this matter and the Applicant was directed to appear in a hearing on 01.08.2024 and submit a Notarized Affidavit explaining the reasons for delay, work milestone for the remaining works and the booking details.</p> <p>And Whereas an offline hearing has been held today and the Proprietor Mr. Raj Kumar Mishra (Mobile – 9831491325 and email – munnamishra41@gmail.com) of the Applicant Promoter Company, appeared before the Authority and signed the Attendance Sheet.</p> <p>At the time of hearing, he has submitted a Notarized Affidavit dated 01.08.2024, stating the reasons for delay, booking details and work</p>	

milestone for the remaining works. He has 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 15.06.2025. to complete the said project and handover of the flats / units to the Allottees;

As per the Applicant, inspite 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 09.07.2022 due to financial stringency. He also has under taken that within 15.06.2025 he shall complete the construction work with his utmost effort. At present he is intending to start the construction work but without obtaining the extension certificate from this Authority, he could not be able to resume his construction work.

The Applicant also stated in his Affidavit dated 01.08.2024 that due to incomplete construction, no booking of flat has yet been made.

He also stated in the said Affidavit that he has already completed the construction work upto RCC and RBC work. The remaining works are,-

- i) Outside plaster of the building; and
- ii) Inside plaster after electric wiring; and
- iii) All other finishing works.

And Whereas, after careful examination of the Notarized Affidavits 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 '**Chandana Apartment**' for the period from **10.07.2022** to **15.06.2025**. 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;

Applicant is hereby directed to submit immediately an online application for Extension of Registration of the Project named '**Chandana Apartment**' 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;

The Applicant is hereby directed to deposit the necessary fees for extension of the project which is twice the registration fees of the said project, by electronic transfer made to the Account of the WBRERA Authority immediately and only after deposit of such fees the extension order shall be issued;

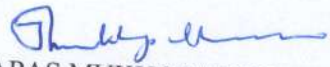
Secretary, WBRERA is hereby directed to issue a System Generated Certificate for Extension of Registration of the said Project as per **Form F** of the West Bengal Real Estate (Regulation and Development) Rules, 2021, for the period from **10.07.2022** to **15.06.2025**;

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