

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

Name of the Applicant: Prabha Highrise LLP

Name of Project: Axor

WBREERA Registration No: WBREERA/P/NOR/2023/000605

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 21.06.2024	<p>Whereas an Application dated 10.06.2024 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 Prabha Highrise LLP before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Axor', with payment of fees for extension of the project amounting to Rs.1,34,320/- (Rupees One Lakh Thirty Four Thousand Three 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 West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/NOR/2023/000605. The validity of the Registration of the said project is going to be expired on 31.08.2024. As per the Applicant, the said project will not be completed within the schedule timeline that is within 31.08.2024, therefore, the Promoter needs additional 18 (eighteen) months more to complete the project. Hence, he is praying for an extension of 18 (eighteen) months as the validity of registration of the said project is going to be expired on 31.08.2024 and the Applicant herein applied for extension of the validity of the registration of the said project for a period of 18 (eighteen) months from 01.09.2024 to 28.02.2026;</p> <p>And Whereas a Meeting of the WBREERA Authority has been held today in the office of WBREERA and detailed discussion has been held</p>	

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 29.04.2024 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 of 18 (eighteen) months to complete the said project and handover of the flats / units to the Allottees.

As per the Applicant, inspite of their utmost effort, they will not be able to complete the construction of the project in all respect within the validity period of the aforesaid project that is within 31.08.2024 due to various reasons including but not limited to the following:-

- a) The recent out-break of Covid-19 has severely affected the project, resulting in loss of booking and also sales. Since the project false under the category of "Second Home" as such even after recovering from the out-break, the Applicant-Promoter is still struggling to get his units sold; and
- b) The project, which is spread across an area of 3358 square meters, is a customizable project and the construction and beautification of which depends upon the requirement of the interested purchaser and therefore the project could not be completed within the time-frame as has been mentioned in the registration certificate; and
- c) The Booking of the project depends solely on the demands and designs, which are set forth by the interested purchaser, and they have to adhere to the specifications and requirement of plot areas.

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 prospective Allottees/Home buyers in the said project 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 '**Axor**' for a period of **18 (Eighteen) months** from **01.09.2024** to **28.02.2026**. The extension of 18 (Eighteen) months 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 the first and second paragraph of section 6 of the Real Estate (Regulation and Development) Act,

2016.

If this extension is not granted then interest of the prospective 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 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 18 (Eighteen) months from **01.09.2024** to **28.02.2026**;

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