

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

Name of the Applicant: Ultimate Estates Pvt. Ltd.

Project Name: Wellington Centre

WBHIRA Registration No. HIRA/P/KOL/2018/000004

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
Extension of Registration of project (01) ----- 31.05.2024	<p>Whereas an Application 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 Ultimate Estates Pvt. Ltd. before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Wellington Centre'.</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/2018/000004. The validity of the Registration of the said project expired on 31.07.2022 and after that an extension of 9 (nine) months was granted by the erstwhile WBHIRA Authority at the time of 1st Phase of the Covid-19 Pandemic. The said period of extension was expired on 30.04.2023 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 Affidavits and relevant documents submitted by the Applicant have been examined thoroughly.</p> <p>And Whereas Notarized Affidavits-cum-Declarations have 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</p>	

period of the Registration of the said project and prayed for an extension of 23 (twenty-three) months 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 construction of the project in all respect within the validity period of the aforesaid project that is within 30.04.2023 due to various reasons, including but not limited to:-

- a) The project got delayed due to the Covid pandemic and due to delay in vacating the tenants from the project land; and
- b) A period of 30 months was spent for shifting UCO Bank (S N Banerjee Road Branch) from the project land (42 S N Banerjee) to other place; and
- c) As per the Applicant-Promoter, the project is almost completed now and only some finishing works are pending.

The Applicant also stated in their Affidavit that due to such extension of the project, right of current Allottees who have booked their units as on date of this Affidavit will not be affected and prayed for interest due to delayed delivery of the flats as per provision of the act in any manner and the Applicant-Promoter ensured to protect such rights of the Allottees.

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 '**Wellington Centre**' for a period of **23 (twenty-three) months** from **01.05.2023** to **31.03.2025**. The extension of 23 (twenty-three) 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 first paragraph and second paragraph of section 6 of the Real

Estate (Regulation and Development) Act, 2016 respectively.

As submitted by the promoter that interest of the allottees will be protected, the allottees will be compensated and prayed for interest due to delayed delivery of the flats as per provision of the Act.

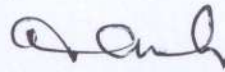
If this extension is not granted then interest of the allottees will be seriously affected and the extension is also required for obtaining Completion Certificate from the Competent Authority. Therefore, this extension is hereby granted as a **Special Case** and this order should not be treated as a precedent in any other case of extension of project;

The Applicant is hereby directed to submit immediately an online application for Extension of Registration of the Project named '**Wellington Centre**' 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 before the erstwhile WBHIRA;

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 certificate shall be uploaded in the website of WBRERA;

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 23 (twenty-three) months from **01.05.2023** to **31.03.2025**;

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