

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

Name of the Applicant: Naresh Chopra (HUF)

Name of Project: Ashirbad Sapphire

WBHIRA Registration No: WBRERA/P/KOL/2024/001034

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 17.09.2024	<p>Whereas an Application dated 25.07.2024 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 Naresh Chopra (HUF) before the West Bengal Real Estate Regulatory Authority (WBRERA), for extension of the Real Estate Project namely 'Ashirbad Sapphire', with payment of fees for extension of the project amounting to Rs.3,820/- (Rupees Three Thousand Eight Hundred Twenty only) on 20.06.2024, which is twice the registration fees of the said project, by electronic transfer made to the Account of the WBRERA Authority;</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBRERA) with WBRERA Registration No. WBRERA/P/KOL/2024/001034. The validity of the Registration of the said project has expired on 31.03.2024. As per the Applicant, the project is nearly on the completion stage. The said project could not be completed on time that is within 31.03.2024, therefore the Promoter needs 12 (twelve) months time to complete the project. Hence, he is praying for an extension of 12 (twelve) months as the validity of registration of the said project has expired on 31.03.2024.</p> <p>And Whereas a Meeting of the WBRERA Authority has been held today at the chamber of Chairperson WBRERA 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 two Notarized Affidavit-cum-Declarations dated 15.06.2024 and 25.07.2024 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 period of the Registration of the said project and prayed for an extension of 12 (twelve) months to complete the said project and handover of</p>	

the flats / units to the Allottees.

As per the Applicant-Promoter, inspite of their utmost effort, they could not complete the said project within the validity period of the registration of the project that is within 31.03.2024 due to unavoidable circumstances and unforeseen reasons the Applicant Promoter has not been able to complete the development works of the said project.

The Applicant also stated they have not sold any apartment nor invited any person to purchase any apartment in the said project. Therefore, there is no question of violation of right / interest of any of 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 '**Ashirbad Sapphire**' for a period of **12 (twelve) months** from **01.04.2024** to **31.03.2025**. The extension of 12 (twelve) 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 12 (twelve) months from **01.04.2024** to **31.03.2025**;

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

Sd/-

(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority

Sd/-

(BHOLANATH DAS)

Chairperson

West Bengal Real Estate Regulatory Authority

Certified to be True Copy

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17.09.2024

Special Law Officer

West Bengal Real Estate Regulatory Authority