

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

Name of the Applicant: RAMKRISHNA ENTERPRISE

Name of Project: NIRUPAMA

WBHIRA Registration No: HIRA/P/SOU/2020/000859

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 31.01.2025	<p>Whereas an Application has been received on 04.12.2024 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, by the Applicant Promoter <b>Ramkrishna Enterprise</b> before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely '<b>NIRUPAMA</b>'.</p> <p>And Whereas the said project was registered under erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA) by WBHIRA Registration No. HIRA/P/SOU/2020/000859 dated 25.02.2020. The validity of the Registration of the said project expired on 22.03.2022. 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 of validity of registration expired on 21.12.2022. As per the Applicant inspite of his best effort, he could not able to complete the construction of the instant project in all respect within the validity period of the registration of the said project that is within 21.12.2022. Therefore, he is praying for an extension upto 31.05.2025.</p> <p>And Whereas a Meeting of the WBREERA Authority has been held today in the 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 Notarized Affidavit-cum-Declaration dated 02.12.2024 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 to complete the said project and handover of the flats / units to the Allottees.</p> <p>As per the Applicant, inspite of their utmost effort, they were unable to complete the subject matter project within the validity period of the aforesaid project that is within 21.12.2022 due to various reasons including the following but not limited to: -</p>	

- a) The sudden out-break of Covid-19 pandemic jeopardize the normal activities throughout all the sectors of the world including our country.
- b) That as a result of such pandemic their project got substantial delayed to imposition of country wide lockdown, which resulted in a standstill position of the project under construction for several months. To add further, it took long time for normal activities to resume even after the lockdown was lifted across the country as well as the state.
- c) That, apart from the said direct impact of the said pandemic resulted in disruption in supply of labour and mistri which is the most important stakeholders of this labour intensive industry. The pandemic also disrupted to supply of construction materials, accessories and equipment due to transportation delay.
- d) That, further the pandemic 2<sup>nd</sup>. Wave impacted the construction harder as various engineers who are the forefront of their project work were impacted along with their families.
- e) During the entire period of two and half years of Covid-19 pandemic. The financial health of everyone was directly hampered and/or earning of individuals is badly hampered which directly contributed to inordinate delay in making payments of due installments during the said period and The Applicant was also being the victim of the said financial crisis.
- f) That, due to Covid-19 pandemic the flow of intending purchasers is remarkably slow down as a result selling of flats are in deep trouble causing blockage of financial flow to complete the project as well.
- g) That as a result of all the situation which was well beyond the control of the developer of the project, their project - **NIRUPAMA** not been completed within the validity of the registration period.
- h) Even in this difficult situation, the Applicant with his all associate consultants, labours and mistries put their best effort to complete the project and they feel privileged to state that the entire project is now under construction and the Applicant in the process of completing the project by 31<sup>st</sup> May 2025 and subsequently handover of the project shall be given to the allottees of the project. In the regard to complete the process of obtaining Completion Certificate and handing over the possession of the project to the allottees of the project, the Applicant requested the Authority to grant the Promoter an extension upto May 2025 so that the Applicant will be able to complete the project and handing over the formality with ease.
- i) The Project Extension shall help them to fulfill their obligation towards all the stakeholders of the project and help the Promoter to deliver the project in the best interest of his owners and purchasers. Further the Project Extension shall help the Promoter to continue his banking operation without any hindrance.
- j) Further the Applicant that dues from his customers who availed home loan to purchase of flats will not be disbursed by their respective Bankers due to the aforesaid reason to expiry of the registration period of their project and this will complicate the entire situation.
- k) That lapse of validity of registration will badly effect to liquidate his unsold stock as the purchasers of the same not be getting home loan either from Bank/Financial Institutions to purchase the said flats.

The Applicant also stated in their said Affidavit that rights and

interests of the existing Allottees will not be affected by this extension.

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 '**NIRUPAMA**' for a period from **22.12.2022** to **31.05.2025**. 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;

Secretary, WBRERA shall 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 from **22.12.2022** to **31.05.2025**;

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



(JAYANTA KR. BASU)  
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