

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: Happy Advent Realcon LLP

Name of the Project: The Signature

HIRA Registration No.: HIRA/P/KOL/2018/000229

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
<p>1 ----- 05.03.2024</p>	<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 <b>Happy Advent Realcon LLP</b> before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely '<b>The Signature</b>', with payment of fees for extension of the project amounting to Rs.1,26,420/-/(Rupees One Lakh Twenty Six Thousand Four 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 erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA) by WBHIRA Registration No. HIRA/P/KOL/2018/000229. The validity of the Registration of the said project expired on 31.12.2022. At the time of first phase of Covid 19 pandemic, an extension of 9 months of the validity of registration of the project granted by the erstwhile WBHIRA Authority and the extended period expired on 30.09.2023. As per the Applicant the project is till now not completed but it is in the verge of completion and the Applicant-Promoter has not received the Completion Certificate. He is praying for an extension of 12 (twelve)</p>	

months as the validity of registration of the said project expired on 30.09.2023. Therefore, the Applicant herein applied for extension of the Validity of the Registration of the said project for a period of 12 (twelve) months from 01.10.2023 to 30.09.2024;

And Whereas an offline hearing has been held today at 4:45 p.m. Chartered Accountant Mr. Nisheet Agarwal (Mobile – 9748156567, email id – [ca.amitvkeddia@gmail.com](mailto:ca.amitvkeddia@gmail.com)), being Authorized Representative of the Applicant-Promoter appeared before the Authority and signed the Attendance Sheet. At the time of hearing, 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 of 12 months to complete the said project and handover of the flats / units to the Allottees. He also explained with reasons that the delay was beyond the control of the Applicant Promoter Company;

And Whereas Notarized Affidavit-cum-Declarations dated 23.02.2024 has also been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. As per the Applicant, in spite of his utmost effort, he could not complete the construction of the project in all respect within the validity period of the aforesaid project that is within 30.09.2023 due to various reasons including the following :-

- a) Prolonged impacts and deficiencies resulting from the second and third wave of Covid-19 pandemic, causing disruption normal construction activities and substantial project delay;
- b) Indirect impacts such as shortage of labour and disruption in the supply chain of construction accessories and equipment;
- c) The failure to complete the project within the registration period has presented significant challenges to the existing stake holders, including the promoter and allottees leading to –
  - (i) Inability to liquidate unsold stock, as allottees

were unable to secure home loans from bank or financial institution.

- (ii) The Corporation / Municipality's refusal to grant the Completion Certificate in cases of lapsed RERA registration number.

d) The project is almost ready for completion and upon obtaining the revised validity from RERA they will apply to the Competent Authority for issuance of Completion Certificate;

The Applicant Promoter has also given the undertaking on the said Affidavit that the right of the existing allottees in the said project will not be compromised.

And Whereas, after careful examination of the submissions of the Authorized Representative of the Applicant and submissions of the Applicant-Promoter on 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 some delay in completion of the instant project and the extension prayed by the Applicant is urgently required for completion of the said project, for obtaining the Completion Certificate from the Competent Authority and 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 hereby to allow extension of the Registration of the instant project namely '**The Signature**' for a period of **12 months** from **01.10.2023** to **30.09.2024**. The extension of 12 (twelve) months is granted on the ground of force majeure condition created by Covid-19 Pandemic and for existence of reasonable circumstances for grant of extension, in

exercise of the power conferred in section 6 of the Real Estate (Regulation and Development) Act, 2016.

This extension shall not affect the rights and interests of the allottees of the said project. 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 '**The Signature**' 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;

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 **01.10.2023** to **30.09.2024**;

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