

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

Name of the Applicant: Vignesh Properties Pvt. Ltd.

Name of Project: Panna Tower

WBHIRA Registration No: HIRA/P/KOL/2020/001069

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 25.07.2024	<p>Whereas an Application dated 30.05.2024 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 Vignesh Properties Pvt. Ltd. before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Panna Tower'.</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/2020/001069. The validity of the Registration of the said project expired on 30.05.2024. As per the Applicant inspite of his best effort, he could not complete the construction of the instant project in all respect within the validity of the registration of the said project that is within 30.05.2024. He is praying for an extension as the validity of registration of the said project expired on 30.05.2024 from 31.05.2024 to 30.05.2025;</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 regarding this matter and the Notarized Affidavit and relevant documents submitted by the Applicant have been examined thoroughly.</p> <p>And Whereas two Notarized Affidavits-cum-Declarations dated 30.05.2024 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 to complete the said project and handover of the flats / units to the Allottees.</p> <p>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</p>	

period of the aforesaid project that is within 30.05.2024 due to various reasons including but not limited to the following:-

- a) Prolonged impacts and deficiencies resulting from the pandemic, causing disruptions in normal construction activities and substantial project delays; and
- b) Since the building is constructed by demolishing old buildings, inhabited by tenants, the new building is constructed in 2(two) parts. One part is already constructed and all the tenants have been shifted to the newly constructed building. Second part was demolished and now the second phase pilling is under process; and
- c) The scarcity of labour and disruptions in the supply chain for construction accessories and equipment, compounded the impediments to progress; and
- d) The Financial strains exacerbated the project delays, making adhering to the initially project completion period challenging; and
- e) Due to the laps of the validity period of the erstwhile WBHIRA certificate, the promoter, and the allottees are facing significant challenges, as the banks / financial institutions have stopped providing home loans where the validity of RERA has been over.

The Applicant has also stated in their Affidavit dated 30.05.2024 that the rights of the existing allottees in the project will not be compromised due to 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 '**Panna Tower**' from **31.05.2024** to **30.05.2025**. This 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;

The Applicant is hereby directed to submit immediately an online application for Extension of Registration of the Project named '**Panna Tower**' 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, from **31.05.2024** to **30.05.2025**;

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