

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

Name of the Applicants: Bidhan Nirman Private Limited (Landowner)

And

S. Lal Property Developers Private Limited (Developer)

Project Name: Starwood

WBHIRA Registration No. HIRA/P/KOL/2021/001252

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Change of Promoter (01) ----- 14.03.2024	<p>Whereas an Application has been made by the Applicants Bidhan Nirman Pvt. Ltd (Landowner) and S. Lal Property Developers Private Limited (Developer) on 31.10.2023 before the West Bengal Real Estate Regulatory Authority (WBREERA), as per the provision of section 15 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the RERA Act, 2016) for obtaining prior written approval of this Authority regarding transfer or assigning of majority rights and liabilities of the previous Promoter named Star Udyog in respect of the project named 'Starwood', registered with the erstwhile WBHIRA vide registration No:- HIRA/P/KOL/2021/001252 dated 31.03.2021, on the ground of change of developer /promoter of the said project;</p> <p>And Whereas a physical hearing has been held on 14.03.2024 at 4:45 p.m. and Authorized Representative of the said Applicants at the time of hearing explained the reasons for such change of Developer / Promoter of the project named 'Starwood';</p> <p>And Whereas the Applicants also stated that they have not accepted any booking or sale proceeds from any home buyer / allottee for the instant project till date and therefore there is no question of taking prior Written Consent/No Objection from two-third of the existing Allottes</p>	

regarding the Change of Developer/Promoter, as per the provisions contained in section 15(1) of the Real Estate (Regulation and Development) Act, 2016 and the Applicants also stated that the said project will be completed within the scheduled timeline;

And Whereas as per the Applicants, this change of Developer was necessitated due to financial constrains faced by the previous Promoter 'Star Udyog', leading to the cancellation of the prior Development Agreement between the Landowner Bidhan Nirman Pvt. Ltd and the Star Udyog. The respective cancellation Agreement was registered on 21.02.2023, in Book - I, Volume no. - 1902-2023, Pages 10802 to 10825, bearing no. 190200361 for the year 2023. Subsequently the new Development Agreement cum Power of Attorney executed and registered on 21.02.2023, documented in Book-I, Volume No.1902-2023, Pages 79054 to 79100, bearing no. 190202289 for the year 2023 between the Landowner Bidhan Nirman Pvt. Ltd and the New Developer S.Lal Property Developers Private Limited.

Now Therefore after careful examination of the submissions of the Authorized Representative of the said Applicants which is placed on record and also as per the submissions of the Authorized Representative at the time of physical hearing before the Authority, this Authority is of the considered view that the change in the developer / promoter was necessitated due to financial constrains faced by the previous developer and necessary documentation and registration of documents have been done as per law by the Applicants for the smooth transfer of the rights and liabilities of the previous developer to the new developer;

Now therefore, in exercise of the power conferred under section 15(1) of the Real Estate (Regulation & Development) Act, 2016, this Authority is pleased hereby to grant the necessary approval for the change in the Developer of the project named 'Starwood' from the previous Developer 'Star Udyog' to the new Developer 'S. Lal Property Developers Private Limited'.

Secretary, WBRERA is hereby directed to issue the modified certificate of the instant project and he is also directed to update the necessary changes in the WBRERA Website immediately;

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