

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: Sunidhi Estates Private Limited

Name of Project: Z Residences

WBHIRA Registration No: HIRA/P/KOL/2018/000268

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 21.06.2024	<p>Whereas an Application dated 28.05.2024 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 <b>Sunidhi Estates Private Limited</b> before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely '<b>Z Residences</b>' with payment of fees for extension of the project amounting to Rs. <b>5,76,780/-</b> (Rupees Five lakhs Seventy Six Thousand Seven Hundred Eighty 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/2018/000268. The validity of the Registration of the said project expired on 01.04.2023. 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 01.01.2024. 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 01.01.2024. He is praying for an extension of approximately 24 (twenty-four) months as the validity of registration of the said project expired on 01.01.2024. Therefore the Applicant herein applied for extension of the validity of the registration of the said project for a period of approximately 24 (twenty-four) months from 01.01.2024 to 31.12.2025;</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>	

And Whereas two Notarized Affidavits-cum-Declaration dated 29.05.2024 and 12.06.2024 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 approximately 24 (twenty-four) months to complete the said project and handover of the flats / units to the Allottees.

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 period of the aforesaid project that is within 01.01.2024 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) The scarcity of labour and disruptions in the supply chain for construction accessories and equipment, compounded the impediments to progress; and
- c) The Financial strains exacerbated the project delays, making adhering to the initially project completion period challenging; and
- d) As the customers are required to complete their bare shell flats, only after they complete, they can apply to the Competent Authority for the completion certificate of the project, delay on their part Automatically delays the process of applying to the Competent Authority for the completion certificate of the project ; and
- e) Due to the laps of the validity period of the WBRERA 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 29.05.2024 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 '**Z Residences**' for a period of **24 months** from **01.01.2024** to **31.12.2025**. The extension of 24 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 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 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 24 months from **01.01.2024** to **31.12.2025**;

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