

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: SOUMYA CONSTRUCTION

Name of Project: BENCHMARK- XX

WBREERA Registration No: WBREERA/P/KOL/2024/001379

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 30.12.2024	<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>SOUMYA CONSTRUCTION</b> before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely '<b>BENCHMARK-XX</b>'.</p> <p>And whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/KOL/2024/001379. The validity of the Registration of the said project expired on 30.09.2024. As per the Applicant, in spite of their utmost effort the said project could not be completed within 30.09.2024. Therefore, the Applicant prayed for extension of the registration of project up to 02.12.2025.</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 03.12.2024 has been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. They have explained the</p>	

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.

As per the Applicant, in spite of their utmost effort, they could not complete the project within the validity period of the aforesaid project that is within 30.09.2024 due to various reasons including the following but not limited to: -

- a) That this year the temperature in Kolkata reached very high than usual during summer and due to this the construction work which is actual very hard working and laborious has to become slow down considering the health of labours and also the heavy shower of rain this year, the construction work became slow down .
- b) That, Applicant, the promoter also faced equipment failure at the time of construction of this project and due to this reason the construction work became slow down.
- c) That, due to uncertain weather the labour shortage became the main problem to complete the Project.
- d) That, due to delay from competent authority like K.M.C. and Electric Supply the completion work became discontinue.
- e) That as a result of all the situation which was well beyond the control of the Promoter and the project "**BENCHMARK-XX**" could not be completed within the validity of the registration period.
- f) Even in this difficult situation the Promoter as the term has put in its best effort to complete the project and the Promoter feel privileged to state that entire project is now under construction and the Promoter is in the process of completing the project by 2<sup>nd</sup> December, 2025 and subsequently the 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 allottee of the project, the Promoter request before the authority to grand extension for 12 months so that they will able to complete the handing over formality with ease.

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 '**BENCHMARK-XX**' for a period from **01.10.2024** to **30.09.2025**. 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 **01.10.2024** to **30.09.2025**;

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