

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

Name of the Applicant: Mahamani Properties Pvt. Ltd.

Name of Project: Meena Orchid

WBHIRA Registration No: HIRA/P/NOR/2019/000504

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 02.09.2024	<p>Whereas an Application dated 25.06.2024 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 Mahamani Properties Pvt. Ltd. before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Meena Orchid';</p> <p>And Whereas the said project was registered under erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA) by WBHIRA Registration No. HIRA/P/NOR/2019/000504 dated 15.10.2020. The completion date was originally 30.09.2023. 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 30.06.2024. As per the Applicant inspite of his best effort, he could not able to complete the construction of the instant project in all respect within the validity period of the registration of the said project that is within 30.06.2024. Therefore, he is praying for an extension of approximately 9 (nine) months that is upto 31.03.2025.</p> <p>And Whereas a Meeting of the WBREERA Authority has been held on 26.07.2024 in the office of WBREERA and detailed discussion has been held regarding this matter and the Notarized Affidavit dated 25.06.2024 and relevant documents submitted by the Applicant in this regard have been examined by the Authority thoroughly.</p> <p>And Whereas in the said meeting it has been decided that the Applicant has to submit another Notarized Affidavit stating the reasons for delay and specifically stating the timeline within which they will be able to complete the project and deliver it to the Allottees.</p>	

And Whereas two Notarized Affidavits-cum-Declarations dated 25.06.2024 and 02.09.2024 have been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. As per the Applicant, inspite of their utmost effort, they could not able to complete the construction of the project in all respect within the validity period of the aforesaid project that is within 30.06.2024 due to various reasons including but not limited to the following :-

- a) The sudden out-break of Covid-19 pandemic jeopardized normal activities of all sectors of the world including our country; and
- b) As a result of such pandemic, the subject matter project got substantially delayed for imposition of country-wide lockdown, which resulted in a standstill position of the project under construction for several months. To add further, it look time for normal activities to resume even after the lock down was lifted across the state; and
- c) Apart from the said direct impact, the said pandemic resulted in disruption in supply of construction labour which is the most important stakeholder of this labour intensive industry. The Pandemic also disrupted the supply chain of construction material accessories and equipment due to transportation delays; and
- d) Further the 2nd wave of the pandemic impacted the construction of the project harder as various Engineer's who were at the forefront of their project construction were impacted alongwith their family; and
- e) During the entire period of two and half years of Covid pandemic, the financial health of everyone was directly hampered and/or earnings of individuals badly hampered which directly contributed to inordinate delay in making payments of due installments during the said period and they were also being the victim of the said financial crisis.

And Whereas the Applicant also stated that the rights and interests of the existing allottees of the said project shall not be affected by this extension, if granted. They have undertaken in the said Affidavit dated 02.09.2024 to complete the project within 31.03.2025.

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 '**Meena Orchid**' for a period of **9 months** from **01.07.2024** to **31.03.2025**. The extension of 9 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;

The Applicant Promoter is hereby directed to apply in **Form E** in the website of WBRERA for extension of Registration of the project for a period from **01.07.2024 to 31.03.2025** by submission of twice the registration fee as per the provisions of RERA and WBRERA Rules.

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 9 months from **01.07.2024 to 31.03.2025**;

Let copy of this order be sent to the Applicant by speed post and also by email immediately.

Sd/-
(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority

Sd/-
(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority

Certified to be true copy.

Me 02.09.2024

Special Law Officer
West Bengal Real Estate Regulatory Authority