

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

Name of the Applicant: SPL Estates Private Limited

Name of Project: Sunshine One

WBHIRA Registration No: HIRA/P/HOO/2019/000654

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 20.07.2024 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, the SPL Estates Private Limited before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Sunshine One'.</p> <p>And Whereas the said project was registered under erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA) by WBHIRA Registration No. HIRA/P/HOO/2019/000654. The validity of the Registration of the said project is going to be expired on 31.12.2024. As per the Applicant the project will not be completed within the said timeline and therefore he is praying for an extension for the period from 01.01.2025 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> <p>And Whereas a Notarized Affidavit-cum-Declaration dated 16.07.2024 has 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 for the period from 01.01.2025 to 31.12.2025 to complete the said project and handover of the flats / units to the Allottees.</p> <p>As per the Applicant, inspite of their utmost effort, they will not be able to complete the construction of the project in all respect within the validity period of the aforesaid project that is within 31.12.2024 due to</p>	

various reasons including the following but not limited to:-

- a) The said project was registered during the Covid-19 pandemic. The pandemic had slowed down the global economy and the real estate industry in particular has been very badly affected. The effect of pandemic was long lasting and continued much beyond the two years of its direct influence. This continued negative effect has been holistic including delayed cash flows, changed market dynamics, dwindling sales numbers, scarcity of resources, (both men and materials), total disruption of supply chain and various other external influences including the entire eco system; and
- b) As a result of such pandemic, the project got substantially delayed due to imposition of country-wide lockdown, which resulted in a stand-still position of the project with no progress in construction for several months; and
- c) During the entire session of Covid pandemic, the financial health of everyone was directly hampered and earning of individuals were badly affected which directly contributed to inordinate delay in making payments of due installments by the customers. As a cascading effect, they were also affected by the said financial crisis and could not fulfill their commitments towards their vendors, suppliers and contractors and hence the progress of the project on ground could not be made as per their earlier plan; and
- d) That because of non-completion of the project within the validity of the registration period, various banks / NBFCs / HFIs from which the customers have availed home loan, may not disburse the pending installment payments towards which will complicate and / or jeopardize the entire situation; and
- e) The construction of the project is in full swing and the Applicant promoter has undertaken in the said Affidavit that they will complete the project within a period of 12 months from the date of expiry of the current registration.

The Applicant also stated in their Affidavit dated 16.07.2024 that the rights and interests of the Allottees in the said project will not be affected due to this extension, if granted.

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 '**Sunshine One**' for the period from **01.01.2025** to **31.12.2025**. 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.

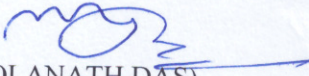
If this extension is not granted then interest of the allottees will be seriously affected and the extension is also required for obtaining Completion Certificate from the Competent Authority. Therefore, this extension is hereby granted as a **Special Case** and this order should not be treated as a precedent in any other case of extension of project;

Applicant is hereby directed to submit immediately an online application for Extension of Registration of the Project named '**Sunshine One**' 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;

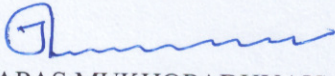
The Applicant is hereby directed to deposit the necessary fees for extension of the project which is twice the registration fees of the said project, by electronic transfer made to the Account of the WBRERA Authority immediately and only after deposit of such fees the extension order shall be issued;

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 the period from **01.01.2025** 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