

West Bengal Real Estate Regulatory Authority

Calcutta Greens Commercial Complex (1st Floor)

1050/2, Survey Park, Kolkata – 700 075.

Name of the Applicant: MARLIN PROJECTS LTD.

Name of Project: MARLIN THE ONE

WBHIRA Registration No. HIRA/P/KOL/2018/000096

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
<p>1 ----- 03.07.2023</p>	<p>Whereas an Application has been made as per the provisions contained in section 6 of the Real Estate (Regulation & Development) Act, 2016, read with Rule 7 of the West Bengal Real Estate (Regulation & Development) Rules, 2021, by the Applicant Promoter-Company the Marlin Projects Ltd., before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Marlin The One', with payment of fees for extension of project amounting to Rs.5,33,560/-(Rupees five lakhs thirty-three thousand five hundred-sixty only) on 24.04.2023. The payment was made by way of electronic transfer to the Bank Account of the West Bengal Real Estate Regulatory Authority on 24.04.2023;</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/2018/000096. The validity of the Registration of the said project expired on 30.06.2022 and after that an extension of 9 months was granted by the erstwhile WBHIRA Authority at the time of 1st Phase of the Covid-19 Pandemic.</p>	

The said period of extension expired on 30.03.2023 but the project is not yet completed and therefore the Applicant herein applied for extension of the Validity of the Registration of the said project;

And Whereas an online hearing has been held today at 12:00 noon and Authorized Representative of the Applicant Company Ms. Deepa Das alongwith three others were present filing hazira through email. At the time of hearing, they have explained the reasons for not completion of the said project within the validity period of the Registration of the said project and prayed for an extension of 12 months to complete the project and handover the same to the Allottees. They also explained that the delay was beyond their control;

And Whereas a Notarized Affidavit-cum-declaration dated 19.04.2023 has also been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. As per the Applicant, due to sudden outbreak of Covid-19 Pandemic the project got substantial delayed for the reason of imposition of country-wide lockdown etc. Also non-availability of the labour force at the construction site and non-availability/disruption of the supply chain of construction material accessories and equipments are the reason of delay in completion of the project. The Applicant also stated that, during the 2nd wave of Pandemic, one of the Senior Engineer of the Promoter Company passed away as a victim of Covid-19 and he was In-Charge of the instant project;

Now Therefore after careful examination of the online submissions of the Authorized Representatives of the Promoter Company and supporting documents on affidavit, submitted by

the Applicant and placed on record, this Authority is of the considered view that the delay of completion of the instant project is not due to any default or negligence on the part of the Applicant and the extension prayed by the Applicant is urgently required for completion of the said project and handover of the same to the Allottees;

Now Therefore, in exercise of the power conferred under section 6 of the Real Estate (Regulation & Development) Act, 2016, read with Rule 7 of the West Bengal Real Estate (Regulation & Development) Rules, 2021, this Authority is pleased hereby to allow extension of the Registration of the instant project namely '**Marlin The One**' from **31.03.2023** to **30.12.2023** for a period of **9 (nine)** months;

Secretary, WBRERA is hereby directed to issue the Extension Certificate extending the validity of the instant project for a period of **9 (nine)** months;

This period of extension shall in no way affect the Right of the Allottee to claim for interest for delay and compensation for the period of delay in completion of the project;

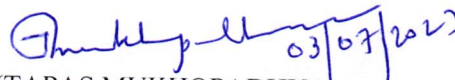
Let copy of this order be sent to the Applicant by speed post and also by email immediately.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYA)

Member

West Bengal Real Estate Regulatory Authority