

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

Name of the Applicant: Dey Construction

Name of Project: Sree Ram Enclave

WBHIRA Registration No: HIRA/P/KOL/2020/000748

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 17.09.2024	<p>Whereas an Application dated 13.09.2024 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 Dey Construction before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Sree Ram Enclave'.</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/2020/000748. 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 30.07.2022. 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 period of the registration of the said project that is within 30.07.2022. Therefore, he is praying for an extension upto 31.05.2025.</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 Affidavits-cum-Declaration dated 09.09.2024 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 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 have not</p>	

able to complete the construction of the project in all respect within the validity period of the aforesaid project that is within 30.07.2022 due to various reasons including but not limited to the following :-

- a) As per the Applicant it was peak covid time and hence supply of materials was not possible within time by many of their suppliers / vendors; and
- b) Due to Covid – 19 pandemic, labourers were not available in Calcutta and that most of them had returned back to their native places or villages and hence it was impossible for them to resume work; and
- c) Lockdown/s took place Covid – 19 Pandemic period, both in the first wave and second wave and construction work was completely stalled. Moreover, even after withdrawal of Lockdown, many labourers did not join back work because of fear of life and hence the construction of the said project could not start for a period of 6 months after removal of restrictions also; and
- d) The subject matter project fell within containment zone several time as declared by Govt. which stalled their work even more, as labourers were not allowed to enter containment zones from outside and that caused more delay in their work; and
- e) As per the Applicant all their work is done as on date and they shall submit for final Completion Certificate from KMC and only drainage line connection is pending from KMC.

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 '**Sree Ram Enclave**' for a period from **31.07.2022** to **31.05.2025**. 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 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 from **31.07.2022** to **31.05.2025**;

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

Sd/-
(JAYANTA KR. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority

Sd/-
(BHOLANATH DAS)
Member
West Bengal Real Estate Regulatory Authority

Certified to be True Copy

Adh 17.09.2024

Special Law Officer
West Bengal Real Estate Regulatory Authority