

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

Name of the Applicant: Siom Realty Private Limited

Name of Project: Mayukkh

WBHIRA Registration No: HIRA/P/SOU/2020/000800

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 31.05.2024	<p>Whereas an Application dated 07.05.2024 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 Senba India before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Mayukkh'.</p> <p>And Whereas the said project was registered under erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA) by WBHIRA Registration No. HIRA/P/SOU/2020/000800. The validity of the Registration of the said project expired on 30.12.2023. 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 is going to be expired on 30.09.2024. He is praying for an extension of 12 (twelve) months as the validity of registration of the said project is going to be expired on 30.09.2024 as he will not be able to complete the project within this timeline. Therefore, the Applicant herein applied for extension of the validity of the registration of the said project for a period of 12 (twelve) months from 01.10.2024 to 30.09.2025;</p> <p>And Whereas a Meeting of the WBREERA Authority has been held today in 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>	

And Whereas a Notarized Affidavit-cum-Declaration dated 31.05.2024 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 of 12 (twelve) months 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 construction of the project in all respect within the validity period of the aforesaid project that is within 30.09.2024 due to various reasons, including but not limited to:-

- a) The prolonged impact of the Covid-19 pandemic significantly hindered normal construction activities, resulting in substantial delays in the project timeline; and
- b) The scarcity of labour, disruptions in the supply chain for construction materials and equipments compounded the impediments to the progress of the project; and
- c) Slowing of sales due to Pandemic impact resulted in abnormal financial crisis and costs and viability issues, further delaying the completion of the project.

The Applicant also stated in their Affidavit that if the extension is not granted, there may arise further complications, including but not limited to:-

- a) Delayed payments from customers who have availed home loans;
- b) Denial of housing finance by financial institutions to intending allottees / purchasers of unsold stocks;
- c) Suspension of the operation of the project bank account;
- d) Delayed payments to the project vendors and contractors due to the suspension of the operation of the bank account.

The Applicant further stated in the said Affidavit that they shall protect the interests of the allottees / purchasers / customers in the said project.

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 '**Mayukkh**' for a period of **12 (twelve) months** from **01.10.2024** to **30.09.2025**. The extension of 12 (twelve) 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.

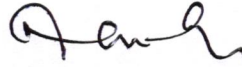
If this extension is not granted then interest of the allottees will be seriously affected and the extension is also required for obtaining Completion Certificate from the Competent Authority. Therefore, this extension is hereby granted as a **Special Case** and this order should not be treated as a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

The Applicant is hereby directed to submit immediately an online application for Extension of Registration of the Project named '**Mayukkh**' 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 before the erstwhile WBHIRA;

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 certificate shall be uploaded in the website of WBRERA;

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 12 (twelve) months 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.



(SANDIPAN MUKHERJEE)

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