

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

Name of the Applicant: Honeybird Heights LLP

Name of Project: Sanctorum

WBREERA Registration No: WBREERA/P/KOL/2023/000240

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 04.10.2024	<p>Whereas an Application dated 25.07.2024 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 Honeybird Heights LLP before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Sanctorum'.</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/KOL/2023/000240. The validity of the Registration of the said project will expire on 31.08.2026. As per the Applicant, inspite of his utmost effort, he will not be able to complete the said project within the project registration validity period of 31.08.2026. Therefore, the Applicant prayed for extension of the registration of project upto 31.08.2027.</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 26.07.2024 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 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 project in all respect within the validity period of the aforesaid project that is within 31.08.2026 due to various reasons including, but not limited to, the following :-</p>	

- a) The scarcity of labour and disruptions in the supply chain for construction accessories and equipment, compounded the impediments to progress; and
- b) Initially the rate at which they thought they could progress with the construction, got delayed due to delay caused by the contractor(s); and
- c) The financial strains exacerbated the project delays, making adhering to the initially projected completion period challenging; and
- d) If the revalidation of the completion period is not obtained it would lead the following difficulties faced by the Promoter including the prospective allottees who have agreed to purchase the Apartments in their said project:-
 - (i) Until they get the revised completion date approval they won't be able to communicate straight and clear to the existing allottees for the revised completion period of the project.
 - (ii) They won't be able to execute the sale agreement, as the completion period as per actual will not be the same as mentioned in the WBRERA.
 - (iii) If they are unable to liquidate the stock it would lead to the aforesaid circumstances of non-payment to their vendors and contractors who are engaged in the said project, the same will lead to further delay, and ultimately the customers of the project will suffer a lot.
- e) The Applicant anticipates receiving the Completion Certificate by 31.08.2027 and considering assumed completion date, they seek and extension of approximately 12 months from the laps of the registration date on 31.08.2026.

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 '**Sanctorum**' for a period from **01.09.2026** to **31.08.2027**. 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 **01.09.2026** to **31.08.2027**;

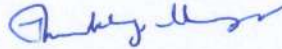
Let copy of this order be sent to the Applicant by speed post and also by email immediately.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority