

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

Name of the Applicant: Shivmahima Developers Pvt Ltd

Name of Project: Elysium

WBHIRA Registration No: HIRA/P/KOL/2020/000979

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 03.04.2025	<p>Whereas an Application has been received by this Authority on 18.03.2025 as per the provisions contained in section 6 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') read with Rule 7 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 (hereinafter referred to as the 'said Rules') by the Applicant Promoter Shivmahima Developers Pvt Ltd before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of Registration of the Real Estate Project namely 'Elysium'.</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/2020/000979 dated 18.09.2020. The validity of the Registration of the said project expired on 18.03.2025. As per the Applicant inspite of his best effort, he could not able to complete the construction of the instant project in all respect within the validity period of the registration of the said project that is within 18.03.2025. Therefore, he is praying for an extension upto 17.03.2026.</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 Affidavit-cum-Declaration dated 17.03.2025 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 were unable to complete the subject matter project within the validity period of the aforesaid project that is within 18.03.2025 due to various reasons including the following but not limited to:-</p>	

- a) The Promoter could not complete the construction of the project in all respect due to labour problem in past coupled with poor market condition affecting the Development of project.
- b) As a result of the situation, the Promoter could not have completed the project within the validity of the registration period that is within 18.03.2025.
- c) That the current status of the project is now under construction and they are in the process of completing the project by 17.03.2026 and subsequently the handover of the project shall be given to the Allottees of the project.
- d) That with regard to complete the process of obtaining completion certificate and handing over the possession of the project to the Allottees of the project, they requested for extension till 17.03.2026 so that they are able to complete the handing over formality with ease.
- e) The Project extension shall help them to fulfill their obligation towards all the stakeholder of the project and help them deliver the project in the best interest of their buyers. Further the project extension shall help them to continue their banking operation without any hindrance.
- f) Further they apprehend that dues from their customers who availed home loan for purchase of flat will not be disbursed by their respective Banker due to the aforesaid reasons of expiry of the registration period of their project and this will complicate and / or jeopardize the entire situation.
- g) That lapse of validity of registration will badly effect to liquidate their unsold stock as the purchasers of the same will not be getting home loan from bank / financial institution for purchase of said flats.

The Applicant also stated in the said Affidavit that the rights and interests of the existing Allottees will not be compromised by 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 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 '**Elysium**' for a period from **18.03.2025** to **17.03.2026**. The extension is hereby granted on the ground of reasonable 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 and this order shall not be treated as a precedent in any other case of extension of project.

Secretary, WBRERA shall 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 **18.03.2025** to **17.03.2026**;

The Applicant Promoter shall submit on Notarized Affidavit a **Work Milestone** for the completion of the entire project till the completion date **17.03.2026**, before the Authority, both in hard and scan copies, within **15 days** from the date of receipt of this order of the Authority through email.

The Applicant Promoter shall also upload the **Quarterly Update of Projects** in the WBRERA website positively within **7 days** from the end of each quarter, and he shall also submit **Work Milestone** on Notarized Affidavit to this Authority, both in hard and scan copies, **within 7 days after expiry of every 90 days** from the date of approval of this extension, stating in detail how much work has been done within the said 90 days and how much work is pending after the said 90 days.

Authority may conduct inspection at any time without notice to ascertain the real facts and if any discrepancy / misrepresentation come to the notice of this Authority, stringent action shall be taken which may include revocation of extension, as per the provisions contained in the RERA Act.

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



(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority