

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

Name of the Applicant: Eden Realty Ventures Pvt. Ltd

Name of Project: Solaris Joka Phase 1 (Revised)

WBHIRA Registration No: HIRA/P/SOU/2019/000432

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 31.01.2025	<p>Whereas an Application dated 03.10.2024 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 Eden Realty Ventures Pvt. Ltd before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Solaris Joka Phase 1 (Revised)'.</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/2019/000432 dated 28.05.2019. The validity of the Registration of the said project expired on 30.11.2023. 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 expired on 30.08.2024. As per the Applicant they have already applied for Partial Completion Certificate but they did not get the Completion Certificate within the validity period of the registration of the said project that is within 30.08.2024. Therefore, he is praying for an extension upto 30.08.2025.</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 03.10.2024 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</p>	

the said project and handover of the flats / units to the Allottees.

As per the Applicant, inspite of their utmost effort, they were unable to obtain the completion certificate for the subject matter project within the validity period of the aforesaid project that is within 30.08.2024 due to various reasons including the following but not limited to:-

After effects of pandemic resulting in economic slowdown with simultaneous effect on construction work and shortage of labour, they were unable to complete the common facilities in time and further submit that they have already applied for Partial Completion Certificate.

The Applicant further stated in their said Affidavit that they have completed construction of all the flats / units / apartments along with the finishing works and are currently in the process of customer snagging and de-snagging work and only the common facilities such as swimming pool, play ground and landscaping are at the final stages of completion.

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 '**Solaris Joka Phase 1 (Revised)**' for a period from 31.08.2024 to 30.08.2025. 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 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 **31.08.2024** to **30.08.2025**;

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



(JAYANTA KR. BASU)

Chairperson

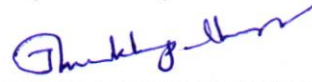
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority