

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

Name of the Applicant: Salarpuria Signum Complex LLP

Name of Project: Suncrest Estate – Phase I

WBHIRA Registration No: HIRA/P/SOU/2019/000523

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 has been received by this Authority on 30.01.2025 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 Salarpuria Signum Complex LLP before the West Bengal Real Estate Regulatory Authority (WBREERA), for extension of the Real Estate Project namely 'Suncrest Estate – Phase I'.</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/2019/000523 dated 12.09.2019. The validity of the Registration of the said project expired on 31.07.2024. 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 will expire on 30.04.2025. As per the Applicant, that inspite of his best effort, he will not be 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 30.04.2025, therefore, he is praying for an extension upto 29.04.2026.</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 Affidavits-cum-Declaration dated 28.01.2025 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>	

As per the Applicant, inspite of their utmost effort, they will be unable to complete the subject matter project within the validity period of the aforesaid project that is within 30.04.2025 due to various reasons including the following but not limited to: -

- a) That the pandemic covid 19 (1st and 2nd wave) had slowed down the global economy and real estate industry in particular has been very badly affected. The effect of pandemic was long lasting and continued much beyond the two years of its direct influence. This continued negative effect has been holistic including delayed cash flows, changed market dynamics, dwindling sales numbers, scarcity of resources (both men and materials), total disruption of supply chain and various other external influences including the entire eco system. Further since the instant project is of a large size it has been affected badly due to the situation persisted at that point of pandemic times; and
- b) Due to unfavourable market conditions engendered by the pandemic, the sales velocity was disrupted substantially as all the prospective customers postponed their decision of buying apartments etc.

The Applicant stated that 74.84% completion of the project has been done.

They also stated on Affidavit that right and interest of the existing Allottees will not be compromised 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 '**Suncrest Estate - Phase I**' for a period from **01.05.2025** to **29.04.2026**. 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 **01.05.2025** to **29.04.2026**;

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