

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

Name of the Applicant: Mondal Construction

Name of Project: Orchid Residency

WBREERA Registration No: WBREERA/P/PAS/2023/000448

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Floors (1) ----- 27.09.2024	<p>Whereas an Application dated 05.08.2024 has been submitted as per the provisions contained in section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016 by the Applicant Promoter <b>Mondal Construction</b> before the West Bengal Real Estate Regulatory Authority (WBREERA), for getting necessary approval for extension of the floors of the Real Estate Project namely '<b>Orchid Residency</b>' from <b>(B+G+9) Floor to (B+G+11) Floor</b>.</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/PAS/2023/000448 dated 21.08.2023. The validity of the Registration of the said project is going to be expired on 30.06.2029. As per the Applicant there will be no change in the completion date of the project due to the said extension of floors, as mentioned above.</p> <p>And Whereas a Meeting of the WBREERA Authority has been held today in the office of WBREERA and detailed discussion has been held regarding this matter and the Notarized Affidavit dated 08.08.2024 and relevant documents submitted by the Applicant have been examined thoroughly. As per the decision of the said Meeting, the Applicant was directed to submit another Notarized Affidavit stating whether he has obtained prior Written Consent from two-thirds of the existing Allottees as on the date of application for Revision of Sanctioned Plan, as per section 14(2)(ii) of the Real Estate (Regulation and Development ) Act,2016 (hereinafter referred to as the 'RERA Act') and also stating that whether the timeline for completion of the project shall remain the same.</p> <p>And Whereas, as per the said direction, a Notarized Affidavit-cum-Declaration dated 18.08.2024 has been submitted by the Applicant herein, stating that he has duly taken prior written consent from two-thirds of the existing allottees for revision of sanctioned plan and he also stated that the project will be completed as per the scheduled timeline within 30.06.2029. explaining the reasons for seeking extension of the floors of the instant project.</p> <p>As per section 14(2)(ii) of the RERA Act, previous written consent of at least two-thirds of the existing allottees, other than the Promoter, who have</p>	<p style="text-align: right;">Certified to be True Copy</p>

agreed to take apartments in such building, is required in case of extension of floors in a project. The Applicant stated in his Affidavit that he has duly complied the said provision of the RERA Act.

The Applicant also stated that the plan of the instant project has been approved by Jemua Panchayat as per Meeting No. 06/2022-23 dated 23.08.2022 valid upto 15.12.2024 and the plan approved was for (B+G+9) storied structure. On 04.07.2024 the Jemua Panchayat has approved for extension of floors vide Meeting No.02/2024-25 dated 27.06.2024 valid upto 03.07.2026 to erect structure (B+G+11) in place of (B+G+9) in the place covered by the same project location and same plot details.

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 the Applicant Promoter has duly complied the provision of section 14(2)(ii) of the RERA Act, therefore, necessary approval can be given for extension of floors **from (B+G+9) to (B+G+11)** and necessary update and alteration to be made in the WBRERA website where the details of the project has been uploaded by the Applicant at the time of registration of the said project with WBRERA Authority. This approval for extension of floors is urgently required to safeguard the interest of the prospective Allottees/Home buyers in the said project 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, within the completion date that is within **30.06.2029**;

Now Therefore, in exercise of the power conferred under section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016, this Authority is hereby pleased to take the decision unanimously to grant the necessary approval for extension of the floors from **(B+G+9) to (B+G+11)** of the instant project namely '**Orchid Residency**'.

Secretary, WBRERA is hereby directed to issue a System Generated Modified Registration Certificate of the instant project for Extension of floors from **(B+G+9) to (B+G+11)**;

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

Sd/-  
(JAYANTA KR. BASU)  
Chairperson

West Bengal Real Estate Regulatory Authority

Sd/-  
(TAPAS MUKHOPADHYAY)  
Member

West Bengal Real Estate Regulatory Authority

**Certified to be True Copy**

*Sd/-* 27.09.2024

Special Law Officer  
West Bengal Real Estate Regulatory Authority