

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: KLK REALTY (OPC) PRIVATE LIMITED

Project Name: AZTEK TILOTTAMA

WB RERA Registration No. WB RERA/P/SOU/2023/000222

| Sl. Number and date of order                              | Order and signature of Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Note of action taken on order |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Modification of Sanction Plan (01)<br>-----<br>03.07.2025 | <p>Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WB RERA) on 17.03.2025, as per the provision of section 14 (2)(ii) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the RERA Act, 2016) for approval of changes / alterations and incorporation of such changes / alterations, on the ground of revision of sanctioned plan, as furnished at the time of project registration with WB RERA Authority, in the project details named '<b>AZTEK TILOTTAMA</b>', registered vide WB RERA No:- WB RERA/P/SOU/2023/000222 dated 27.06.2023.</p> <p>And Whereas a Notarized Affidavit-cum-Declaration dated 10.03.2025 and 27.06.2025 have been submitted by the Applicant stating the changes to be incorporated in the project details of '<b>AZTEK TILOTTAMA</b>' and the reasons for such changes.</p> <p>And Whereas the Applicant Promoter of the project '<b>AZTEK TILOTTAMA</b>', situated at Green View Housing Project, Bakrahat Road, Bardhan Pally, Thakurpur, Kolkata - 700104 has taken the prior written consent of at least two-thirds of existing allottees, other than the promoter, as required under section 14(2)(ii) of the RERA Act, 2016, for the purpose of such changes in details of the Project - '<b>AZTEK TILOTTAMA</b>'.</p> <p>The Applicant Promoter stated in their Affidavit dated 27.06.2025 that the said modification of the project will not adversely affect the rights and interests of the allottees of the project as mandated under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the West</p> |                               |

Bengal Real Estate (Regulation and Development) Rules, 2021.

After careful examination of the submissions of the said Applicant on Affidavit which is placed on record, this Authority is of the considered view that the changes in the project details is due to revised sanctioned plan and the Applicant has duly taken prior written consent of two-thirds of the existing Allottees, other than the Promoter, for revision of the sanctioned plan, as per the statutory requirement of section 14(2)(ii) of the RERA Act, 2016.

Now therefore, in exercise of the power conferred under section 14(2)(ii) of the Real Estate (Regulation & Development) Act, 2016, read with Rule 16(5) of the West Bengal Real Estate (Regulation and Development) Rules, 2021, this Authority is pleased hereby to allow the changes in the details of the project as provided below:-

| Sl. No. | Particulars of Change             | Details as Per Current WBRERA Registration | Amended Details to be uploaded in WBRERA website as per revised sanctioned plan |
|---------|-----------------------------------|--------------------------------------------|---------------------------------------------------------------------------------|
| 1       | Total Built-up Area of Project    | 3781.12 Sq. meters                         | 5272.48 Sq. meters                                                              |
| 2       | Total Built-up Area of Apartments | 2306.00 Sq. meters                         | 4060.59 Sq. meters                                                              |
| 3       | Total Balcony Area of Apartments  | 179.18 Sq. meters                          | 268.77 Sq. meters                                                               |
| 4       | Total Carpet Area of Apartments   | 2289 Sq. meters                            | 3414.31 Sq. meters                                                              |
| 5       | Ground Coverage                   | 41.22%                                     | 38.70%                                                                          |
| 6       | Number of Apartments              | 40                                         | 60                                                                              |
| 7       | Number of Floors in each tower    | 5 no. of floors (G+4)                      | 7 no. of floors (G+6)                                                           |
| 8       | Parking Details                   | Covered – 36<br>MLCP – 0<br>Open - 4       | Covered – 36<br>MLCP – 12<br>Open - 4                                           |

|    |                         |                 |                          |
|----|-------------------------|-----------------|--------------------------|
| 9  | Land Area               | 1873 Sq. meters | 1940 Sq. meters          |
| 10 | Payment                 | 37460           | 38800                    |
| 11 | Project Name            | Aztek Tillotama | Aztek Tillotama Phase 1A |
| 11 | Project Completion Date | 27-09-2025      | 27-09-2026               |

Secretary, WBRERA shall issue the Modified Certificate of the instant project and he shall take necessary steps to update the necessary changes in the WBRERA Website immediately;

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