

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

Name of the Applicant: SIDDHA REAL ESTATE DEVELOPMENT PVT. LTD

Project Name: SIDDHA EDEN LAKEVILLE PHASE II

WBHIRA Registration No. HIRA/P/NOR/2019/000385

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of project details (01) ----- 07.07.2025	Whereas Application has been received by this Authority on 28.04.2025, before the West Bengal Real Estate Regulatory Authority (WBREERA), 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, as furnished at the time of project registration with WBREERA Authority, in the project details named 'SIDDHA EDEN LAKEVILLE PHASE II', registered vide WBHIRA No:- HIRA/P/NOR/2019/000385 dated 31.03.2019. 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 and relevant documents submitted by the Applicant have been examined thoroughly. And Whereas Notarized Affidavit-cum-Declaration dated 25.04.2025 and 01.07.2025 have been submitted by the Applicant stating the changes to be incorporated in the project details of 'SIDDHA EDEN LAKEVILLE PHASE II', and reason for such changes. And Whereas the Applicant Promoter of the project 'SIDDHA EDEN LAKEVILLE PHASE II' Situated at 561/A, Lake View Park Road, Bonhooghly, Baranagar, Dist – North 24 Parganas, Block – Barrackpur – II, P.S. – Baranagar, West Bengal - 700108 The Applicant also stated that due to challenging market scenario and subsequent change of management planning as a result of challenging market scenario, the Promoters of the Project have plan to defer the construction as well as the sale of the Tower-1G-Glacier and continue the development of Tower 1H- Harbour in the current scenario.	

The Applicant also stated in their Affidavit that the project Siddha Eden Lakeville – Phase II consisting of Tower – 1H- Harbour has also obtained the Partial Completion Certificate with respect to the project.

The Applicant further stated on Affidavit that shall not claim any refund of fees paid at the time of registration of the project with WBRERA due to reduction in the Area of Land.

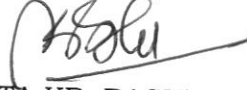
The Applicant also stated in his Affidavit dated 01.07.2025 that such modification of the project will not adversely affect the rights and interest of the allottees of the project as mandated under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the West Bengal Real Estate (Regulation and Development) Rules, 2021.

Now therefore, in exercise of the power conferred under section 14 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	Area of Land – Residential	4367 Sq. meters	2828 Sq. meters
2	Total Built up Area of Project – Residential	31188 Sq. meters	10983 Sq. meters
3	Total Carpet Area of Project – Residential	21503 Sq. meters	9902 Sq. meters
4	Total No of Units – Residential	298 Nos.	149 Nos.
5	Project Name	Siddha Eden Lakeville – Phase II	Siddha Eden Lakeville – Phase II
6	Number of Towers	2	1
7	Floors	G+25	G+25

Secretary, WBRERA shall issue the Modified Certificate of the instant project and he shall 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