

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

Name of the Applicant: THEME PROJECTS PVT. LTD

Project Name: THEME SUNSHINE

WB RERA Registration No. WB RERA/P/HOW/2023/000128

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 08.07.2025	Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WB RERA) on 16.05.2025, 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 'THEME SUNSHINE', registered vide WB RERA No:- WB RERA/P/HOW/2023/000128 dated 11.05.2023. And Whereas a Notarized Affidavit-cum-Declaration dated 14.05.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'THEME SUNSHINE' and the reasons for such changes. And Whereas the Applicant Promoter of the project 'THEME SUNSHINE', situated at 217, G. T. ROAD, Dist – Howrah, West Bengal - 711102 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 - 'THEME SUNSHINE'. The Applicant also stated in his Affidavit dated 14.05.2025 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. 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 Commercial	88 Sq. meters	88 Sq. meters
2	Total Carpet Area Commercial	83 Sq. meters	83 Sq. meters
3	Total Carpet Area Residential	353 Sq. meters	705.28 Sq. meters
4	Total Built-up Area Residential	409 Sq. meters	817.91 Sq. meters
5	No. of Apartments	Commercial - 8	Commercial - 8
		Residential - 6	Residential - 12
6	No. of Floors in each Tower	G+2	G+4
7	Parking Details	6	5

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