

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

Name of the Applicant: NOBLE ESTATES

Project Name: NOBLE HRISHIKESH

WBREERA Registration No. WBREERA/P/KOL/2024/001233

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 09.07.2025	Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBREERA) on 10.06.2025, 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 WBREERA Authority, in the project details named 'NOBLE HRISHIKESH', registered vide WBERRA No:- WBREERA/P/KOL/2024/001233 dated 20.03.2024. And Whereas a Notarized Affidavit-cum-Declaration dated 19.05.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'NOBLE HRISHIKESH' and the reasons for such changes. And Whereas the Applicant Promoter of the project 'NOBLE HRISHIKESH', situated at 164/48, Prince Anwar Shah Road, Kolkata - 700045 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 - 'NOBLE HRISHIKESH'. The Applicant also stated in his Affidavit dated 19.05.2025 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	34.19 Sq. meters	34.19 Sq. meters
2	Total Carpet Area Commercial	32.14 Sq. meters	32.14 Sq. meters
3	Total Built-up Area Residential	323.02 Sq. meters	430.69 Sq. meters
4	Total Carpet Area Residential	303.51 Sq. meters	404.68 Sq. meters
5	Number of Apartments	Commercial – 1 Residential – 3	Commercial – 1 Residential – 4
6	No. of Floors in each Tower	G+3	G+4
7	Parking Details	Covered – 2 Mechanical – 2	Covered – 2 Mechanical – 2

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