

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

Name of the Applicant: Sankalpa Real Estate Developers

Name of Project: Tulip

WBREERA Registration No: WBREERA/P/PAS/2023/000267

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Floors (1) ----- 21.06.2024	<p>Whereas an Application dated 06.05.2024 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 Sankalpa Real Estate Developers before the West Bengal Real Estate Regulatory Authority (WBREERA), for getting necessary approval for extension of the floor of the Real Estate Project namely 'Tulip' from G+4 to G+5.</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WBREERA) with WBREERA Registration No. WBREERA/P/PAS/2023/000267 dated 07.07.2023. The validity of the Registration of the said project is going to be expired on 31.03.2027. 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 and relevant documents submitted by the Applicant have been examined thoroughly.</p> <p>And Whereas a Notarized Affidavit-cum-Declaration dated 16.05.2024 has been submitted by the Applicant herein, explaining the reasons for seeking extension of the floors of the instant project. He has stated in his Affidavit that he has taken written consent of two-third of existing allottees and he also enclosed the written consent of the allottees with his Affidavit.</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 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.</p>	

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 15.03.2025 and the plan approved was for G+4 storied structure. On 22.12.2023 the Jemua Panchayat has approved vide Meeting No.11/2023-24 dated 28.12.2023 valid upto 07.01.2026 to erect structure G+4 to G+5 floor building 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 G+4 to G+5** 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 **31.03.2027**;

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 **G+4 to G+5** of the instant project namely '**Tulip**'.

Secretary, WBRERA is hereby directed to issue a System Generated Modified Registration Certificate of the instant project for Extension of floors from **G+4 to G+5**;

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


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority