

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

Name of the Applicant: SHRACHI BEEU PROJECTS LLP

Project Name: TIARA COMMERCIALS

WBREERA Registration No. WBREERA/P/KOL/2024/001460

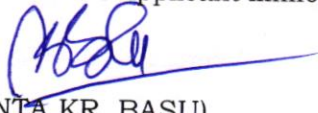
Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of land Area Details (01) ----- 24.07.2025	Whereas Application has been received by this Authority on 28.04.2025, before the West Bengal Real Estate Regulatory Authority (WBREERA), as per the provision of Rule 16(5) of the West Bengal Real Estate (Regulation and Development) Rules, 2021 (hereinafter referred to as the WBREERA Rules, 2021) for change of Area of Land details of the project named 'TIARA COMMERCIALS', registered vide WBREERA No:- WBREERA/P/KOL/2024/001460 dated 16.05.2024 in the WBREERA website, as the Applicant-Promoter submitted wrong Land Area Details at the time of Application for registration of the project with WBREERA Authority. 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 19.04.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'TIARA COMMERCIALS', and reason for such changes. And Whereas the Applicant Promoter of the project 'TIARA COMMERCIALS' Situated at 34/1, Khudiram Bose Sarani, Dist – Kolkata, Municipality – Kolkata, PS – Tala, Kolkata - 700037. The Applicant also stated in their said that they have registered the project under two different RERA registrations i.e. 'TIARA COMMERCIALS' and 'TIARA RESIDENCY', the land of the project as per sanctioned plan should have been allocated in proportion to the percentage of carpet area but by mistake the entire land area of the project i.e. 3968 sq. mtr was taken separately in both the phases of the project. The Applicant further stated that to submit additional statements / documents as may be called for by the Authority.	

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
1	Area of Land	3968 Sq. meters	815 Sq. meters
2	Total Built up Area of Project	1302 Sq. meters	2124 Sq. meters
3	Total Carpet Area Area of Project	1219 Sq. meters	1993 Sq. meters
4	Total Number of Units – Commercial	Not Mentioned	6

Secretary, WBRERA shall issue the Modified Certificate of the instant project and he shall update the necessary changes in the WBRERA Website immediately.

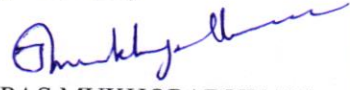
Let copy of this order be sent to the Applicant immediately.


(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