

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

Name of the Applicant: NILAMBUR CREATORS LLP

Project Name: PRASAD CENTRAL

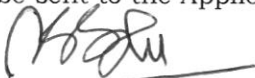
WBREERA Registration No. WBREERA/P/KOL/2023/000196

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 26.05.2025	Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBREERA) on 29.04.2025, 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 'PRASAD CENTRAL', registered vide WBERRA No:- WBREERA/P/KOL/2023/000196 dated 13.06.2023. And Whereas a Notarized Affidavit-cum-Declaration dated 28.04.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'PRASAD CENTRAL' and the reasons for such changes. And Whereas the Applicant Promoter of the project 'PRASAD CENTRAL', situated at premises no.14/1, Sudder Street, PO – New Market, Kolkata - 700016 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 - 'PRASAD CENTRAL'. 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	Area of Land – Commercial	1409 Sq. meters	1409 Sq. meters
2	Floor	B+G+6	B+G+6
3	Open Car Parking	NIL	NIL
4	Covered Car Parking	4 Nos.	0 Nos.
5	Basement Parking	0 Nos.	4 Nos.
6	Mechanical Parking	44 Nos.	48 Nos.
7	Total Built up Area of Project – Commercial	2443 Sq. meters	2756 Sq. meters
8	Total Carpet Area of Project – Commercial	2315 Sq. meters	2597 Sq. meters
9	Total No. of Units – Commercial	24	31

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