

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

Name of the Applicant: IABA HOUSING PRIVATE LIMITED

Project Name: ASHAVARI ESTATE PHASE I

WBREERA Registration No. WBREERA/P/PAS/2023/000006

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of project details (01) ----- 09.07.2025	Whereas Application has been received by this Authority on 03.06.2025, before the West Bengal Real Estate Regulatory Authority (WBREERA), 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, as furnished at the time of project registration with WBREERA Authority, in the project details named 'ASHAVARI ESTATE PHASE I', registered vide WBREERA No:- WBREERA/P/PAS/2023/000006 dated 02.03.2023. 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 14.05.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'ASHAVARI ESTATE PHASE I', and reason for such changes. And Whereas the Applicant Promoter of the project 'ASHAVARI ESTATE PHASE I' Situated at Acropolis Township, KNI Airport, next to overhead water tank, Dist – Paschim Bardhaman, Block – Ondal, PS – Andal, West Bengal – 713321. The Applicant also stated that due to challenging market scenario	

and subsequent change of management planning as a result of challenging market scenario, the Promoters of the Project have plan to defer the construction as well as the sale of the **Block C & D** and continue the development of **Block A & B** in the current scenario.

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.

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 as per revised sanctioned plan
1	Area of Land	19,288 Sq. meters	13,840 Sq. meters
2	Basement Parking	0 Nos.	0 Nos.
3	Open Car Parking	173 Nos.	88 Nos.
4	Covered Car Parking	35 Nos.	16 Nos.
5	Mechanical Parking	0 Nos.	0 Nos.
6	Total Built up Area of project	28,985 Sq. meters	15,475 Sq. meters
7	Total Carpet Area of Project	17,679 Sq. meters	9,403 Sq. meters
8	Total number of Blocks	4 Nos.	2 Nos.

9	Name of the Blocks	A,B,C and D	A and B
9	Total Number of Apartment	208 Nos.	104 Nos.

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 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