

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

Name of the Applicant: Merlin Projects Limited

Project Name: Merlin Lakescape

WBREERA Registration No. WBREERA/P/NOR/2023/000304

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 17.09.2024	<p>Whereas an Application has been made by the Applicant on 29.07.2024 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, on the ground of revision of sanctioned plan, as furnished at the time of project registration with WBREERA Authority, in the project details named 'Merlin Lakescape', registered vide WBREERA No:- WBREERA/P/ NOR/2023/000304 dated 20.07.2023;</p> <p>And Whereas a Meeting of the WBREERA Authority has been held today in the chamber of Chairperson 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 an Notarized Affidavit-cum-Declaration dated 26.07.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'Merlin Lakescape' and reason for such changes;</p> <p>And Whereas the Applicant Promoter of the project 'Merlin Lakescape' Situated at Patharghata Rd, Mouza Chapna, Newtown, Dist-North 24-Parganas, Block- Rajarhat, PS- Rajarhat, West Bengal - 700135, has taken the previous consent of at least two-thirds of 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 - 'Merlin Lakescape'.</p>	

And the Applicant assures on Affidavit dated 26.07.2024 that due to such modification of the project details as per the revised sanction plan, the date of completion being 30.06.2027 shall not be changed or delayed.

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 written consent of at least two-thirds of the 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 of the Real Estate (Regulation & Development) Act, 2016, read with Rule 16(5) 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 sanction plan
1	Total Flat Built-up Area of the project	21728.70 Sq. meters	23177.28 Sq. meters
2	Total Flat Carpet Area of the project	17915.40 Sq. meters	19109.76 Sq. meters
3.	Number of Flats	360	384
4.	Number of Basement Parking	65	60
5.	Number of Open Parking	60	50
6.	Number of Covered Parking	160	134

8.	Number of Mechanical Parking	75	66
<p>Secretary, WBRERA is hereby directed to issue the Modified Certificate of the instant project and he is also directed to take necessary steps to update the required changes in the WBRERA Website immediately;</p> <p>Let copy of this order be sent to the Applicant by speed post and also by email immediately.</p> <p>Sd/- (JAYANTA KR. BASU) Chairperson West Bengal Real Estate Regulatory Authority</p> <p>Sd/- (BHOLANATH DAS) Member West Bengal Real Estate Regulatory Authority</p>			

Certified to be true copy:

Sd/-
17.09.2024

Special Law Officer
West Bengal Real Estate Regulatory Authority