

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

Name of the Applicant: Mondal Construction Co. Ltd.

Project Name: Kamalika

WBREERA Registration No. WBREERA/P/HOO/2023/000328

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 21.06.2024	<p style="text-align: justify;">Whereas an Application has been made by the Applicant on 19.04.2024 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 'Kamalika', registered vide WBREERA No:- WBREERA/P/HOO/2023/000328 dated 28.07.2023;</p> <p style="text-align: justify;">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 style="text-align: justify;">And Whereas an Notarized Affidavit-cum-Declaration dated 30.05.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'Kamalika' and reason for such changes;</p> <p style="text-align: justify;">And Whereas the Applicant Promoter of the project</p>	

And Whereas the Applicant Promoter of the project 'Kamalika' Situated at Dharmatala Main Road Hairadradanga, P.O & P.S. Chandannagar, District – Hooghly, PIN - 712136, 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 - 'Kamalika'.

And the Applicant assures on Affidavit dated 30.05.2024 that due to such expansion of the project as per the revised sanction plan, the date of completion being 31.12.2027 shall not be changed or delayed and the Applicant stated on Affidavit that the said project will be completed in timely manner.

The Applicant also stated in his Affidavit dated 30.05.2024 that such revision of the plan will not infringe any rights, entitlements of any allottees in the project in any manner and if any right and / or interest of the allottees are affected owing to such revised plan, the Applicant Promoter shall have the responsibility to indemnify the same.


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, 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 Built-up Area of the project	16871.05 Sq. meters	18091.04 Sq. meters
2	Total Residential Carpet Area of the project (without balcony)	11780 Sq. meters (without balcony)	11761 Sq. meters (without balcony)
3	Total Commercial Carpet Area of the project	464 Sq. meters (20 nos.)	351.86 Sq. meters (16 nos.)
4	Total Covered Parking	90	85
5	Number of Units	229	206

Secretary, WBRERA is hereby directed to issue the Modified Certificate of the instant project and he is also directed 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.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority