

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

Name of the Applicant: TOP PROJECTS PRIVATE LIMITED

Project Name: WHISPERING WINDS

WBREERA Registration No. WBREERA/P/KOL/2023/000320

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 07.08.2025	Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBREERA) on 01.08.2025, 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 'WHISPERING WINDS', registered vide WBERRA No:- WBREERA/P/KOL/2023/000320 dated 28.07.2023. And Whereas a Notarized Affidavit-cum-Declaration dated 30.07.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'WHISPERING WINDS' and the reasons for such changes. And Whereas the Applicant Promoter of the project 'WHISPERING WINDS', situated at 126, Ramakrishna Sarani, Ward No. – 130, Borough – XIV, Dist – Kolkata, Municipality – Kolkata, PS – Parnashree, West Bengal - 700060 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 - 'WHISPERING WINDS'. The Applicant also stated in his Affidavit dated 30.07.2025 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. 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	7,725 Sq. meters	7,725 Sq. meters
2	Floor	G+X	G+XII
3	No. of Blocks	2	2
4	No. of Towers	Tower 1,2,3 and 4	Tower 1,2,3 and 4
5	Open Car Parking	68 Nos.	8 Nos.
6	Covered Parking	88 Nos.	132 Nos.
7	Mechanical Parking	0 Nos.	47 Nos.
8	Total Built-up Area of Project	14,030 Sq. meters	22,265 Sq. meters
9	Total Carpet Area of Project	11,503 Sq. meters	14,431 Sq. meters
10	Total No. of Units	156	188
11	Completion Date	31.05.2027	31.05.2027

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