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

Name of the Applicant: Aristo Infra Developers LLP

Project Name: Signum Parkwoods Estate (Phase-II)

WBREERA Registration No. WBREERA/P/HOO/2023/000211

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 04.10.2024	<p>Whereas an Application made by the Applicant before the West Bengal Real Estate Regulatory Authority (WBREERA) has been received by this Authority on 30.07.2024, 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 '<b>Signum Parkwoods Estate (Phase-II)</b>', registered vide WBREERA No:- WBREERA/P/HOO/2023/000211 dated 16.06.2023.</p> <p>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>And Whereas a Notarized Affidavit-cum-Declaration dated 29.07.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'Signum Parkwoods Estate (Phase-II)' and reason for such changes.</p> <p>And Whereas the Applicant Promoter of the project 'Signum Parkwoods Estate (Phase-II)' Situated at 55, Khan Road, Mankundu, Dist - Hooghly, PIN - 712139 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 - 'Signum Parkwoods Estate (Phase-II)'.</p> <p>And the Applicant assures on Affidavit dated 29.07.2024 that due to such expansion of the project as per the revised sanction plan, the date of completion being 31.03.2028 shall not be changed or extended and the Applicant stated on Affidavit that the said project will be completed in timely manner.</p>	

The Applicant also stated in his Affidavit dated 29.07.2024 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 prior written consent of at least 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:-

<b>Sl. No.</b>	<b>Particulars of Change</b>	<b>Details as Per Current WBRERA Registration</b>	<b>Amended Details to be uploaded in WBRERA website as per revised sanctioned plan</b>
1	Total Carpet Area (in sqm) (including Balcony)	5782 Sq. meters	5945 Sq. meters
2	Total Builtup Area (in sqm) (including Balcony)	6409 Sq. meters	6626 Sq. meters
3	Number of Flats in each floor	7	6
4	Total Number of Flats	117	98
5	Open Car Parking	32	34
6	Covered Parking	21	27
7	Two Wheeler	2	9

	Open Parking		
8	Two Wheeler Covered Parking	20	35

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



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority