

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

Name of the Applicant: Hive Construction

Project Name: Pinnacle Residency

WBREERA Registration No. WBREERA/P/NOR/2023/000759

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 16.12.2024	<p>Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBREERA) on 12.08.2024, 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 'Pinnacle Residency', registered vide WBREERA No:- WBREERA/P/NOR/2023/000759 dated 09.11.2023.</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 19.06.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'Pinnacle Residency' and reason for such changes.</p> <p>And Whereas the Applicant Promoter of the project 'Pinnacle Residency' Situated at Mouza – Thakdari Villlage, within 2 No. Mahishbathan Gram Panchayat Dist- North 24-Parganas, Municipality-Bidhannagar Municipal Corporation, P.S.- New Town, West Bengal - 700102 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 - 'Pinnacle Residency'.</p> <p>And the Applicant assures on Affidavit dated 19.06.2024 that due to such expansion of the project as per the revised sanction plan, the date of completion being 31.12.2025 shall not be changed or extended and the Applicant stated on Affidavit that the said project will be completed in timely</p>	

manner.

The Applicant also stated in his Affidavit dated 19.06.2024 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:-

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	Total Carpet Area - Residential	493.04 Sq. meters	474.12 Sq. meters
2	Total Carpet Area - Commercial	14.41 Sq. meters	14.41 Sq. meters
3	Total Builtup Area - Residential	624.12 Sq. meters	606.44 Sq. meters
4	Total Builtup Area - Commercial	16.859 Sq. meters	16.859 Sq. meters
5	Ground Coverage	150.349 Sq. meters	151.596 Sq. meters
6	Number of Apartments	8 + 1 = 9	12 + 1 = 13
7	Number of Floors in each Tower	G+4	G+4
8	Parking Details	5	5

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

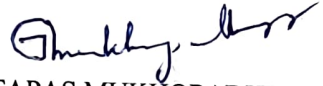
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority