

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

Name of the Applicant: Zenith Conclave LLP

Project Name: Vinayak Atlantis

WBREERA Registration No. WBREERA/P/SOU/2023/000103

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
<p>Modification of Sanction Plan (01) ----- 04.10.2024</p>	<p>Whereas an Application made by the Applicant before the West Bengal Real Estate Regulatory Authority (WBREERA) has been received by this Authority 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 'Vinayak Atlantis', registered vide WBREERA No:- WBREERA/P/SOU/2023/000103 dated 28.04.2023.</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 09.08.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'Vinayak Atlantis' and reason for such changes.</p> <p>And Whereas the Applicant Promoter of the project 'Vinayak Atlantis' Situated at R.S./L.R. Dag Nos.122 and 123, Mouza Kochpukur, J.L. No.2, Bamanghata Gram Panchayat, District – South 24 Parganas, Block – Bhangar-II, P.S. – Kolkata Leather Complex, West Bengal, PIN - 700156 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 - 'Vinayak Atlantis'.</p> <p>And the Applicant assures on Affidavit dated 09.08.2024 that due to such expansion of the project as per the revised sanction plan, the date of completion being 31.07.2027 shall not be changed or extended and the</p>	

Applicant stated on Affidavit that the said project will be completed in timely manner.

The Applicant also stated in his Affidavit dated 09.08.2024 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	16411 Sq. meters	16743.798 Sq. meters
2	Total Carpet Area - Commercial	NIL	56.27 Sq. meters
3	Total Builtup Area - Residential	19744 Sq. meters	20110.6 Sq. meters
4	Total Builtup Area - Commercial	NIL	66.89 Sq. meters
5	Land Segregation - Residential	8660 Sq. meters	8631 Sq. meters
6	Land Area - Commercial	NIL	29 Sq. meters
7	Payment	1,73,200/-	1,74,070/-

8	Number of Apartments - Residential	132 units	133 units
9	Number of Apartments - Commercial	NIL	1 unit

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



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority