

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: Emami Realty Limited

Name of Project: Emami Aastha

WBREERA Registration No: WBREERA/P/SOU/2023/000507

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
<p>Change of Development Agreement (1)</p> <p>-----</p> <p>23.12.2024</p>	<p>Whereas an Application has been made by the Applicant Promoter Company <b>Emami Realty Limited</b> on 19.09.2024 before the West Bengal Real Estate Regulatory Authority (WBREERA), as per the provisions contained in <b>section 14 (2)(ii)</b> of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') read with <b>sub-rule (5) of Rule 16</b> of the West Bengal Real Estate (Regulation and Development) Rules, 2021 (hereinafter referred to as the 'said Rules'), for approval of changes in the Development Agreement and some other details of the project named '<b>Emami Aastha</b>', of the Applicant Promoter Company registered with the WBREERA vide registration No:- WBREERA/P/SOU/2023/000507 dated 05.09.2023, and incorporation of such changes / alterations in the WBREERA website.</p> <p>And Whereas Mr. Sanjoy Kumar Mohanty, Authorized Signatory of the Applicant Promoter Company has submitted a Notarized Affidavit dated 19.09.2024 alongwith relevant documents, stating the changes to be incorporated in the project details and reasons for such change of Development Agreement and others details of the said project;</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 the Applicant Promoter of the project 'Emami Aastha' situated at Mouza-Uttar Kazirhat, JL No.22,P.O-Bhasa,P.S.-Bishnupur,Bhasa,Dist.-south 24 Parganas, Block-Bishnupur-II, PIN-743504, has stated in their Affidavit that the previous written consent of atleast two-thirds of the existing Allottees, other than the promoter, regarding change / modification / revision of the details of the Project - '<b>Emami Aastha</b>', have duly been taken in the present case, as per the</p>	

provision contained in section 14(2)(ii) of the said Act.

And the Applicant did not pray for any extension of the completion date of the project which is 30.10.2029 due to such change / modification of the project details as per the revised sanction plan.

After careful examination of the submission 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 change in the Development Agreement and Power of Attorney. There is change in the number of landowners. Earlier there were 293 Landowners and now it is 343. Some portion of the land which was within the project land area earlier, has been now removed from the project land area and some new land has been added to the said project land.

Previous written consent of at least two-thirds of the existing Allottees, other than the Promoter, as per the statutory requirement of section 14(2)(ii) of the said Act, have been duly taken by the Promoter in this regard.

Now therefore, in exercise of the power conferred under Section 14(2)(ii) of the said Act read with Rule 16(5) of the said Rules, 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 sanction plan</b>
1	Number of Bungalows	377	382
2	Total Built-up Area	79042.72 sq. mtr	79716.70 sq. mtr
3	Total Land Area of the project	35.35652 acres (More or less), (as per the earlier Agreement for Sale uploaded in the WBRERA website)	38.7750 acres (More or less) (As per the present Agreement for Sale to be uploaded in the WBRERA website)
4	Number of Land Owners	293	343

5	Date of Development Agreement	23.12.2021	23.04.2024
6	Date of Power of Attorney	27.01.2022	30.04.2024

Secretary, WBRETA shall issue the Modified Certificate of the instant project and shall take necessary steps for updating of the necessary changes in the project details of the project named '**Emami Aastha**' in the WBRETA Website immediately;

Let copy of this order be sent to the Applicant by speed post and also by email immediately and also a copy of the same to be uploaded in the WBRETA website under the heading 'Authority Order'.



(JAYANTA KR. BASU)

Chairperson

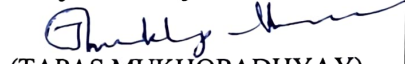
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority