

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

Name of the Applicant: RELIABLE CONSTRUCTION

Project Name: RABINDRA BHABAN

WBREERA Registration No. WBREERA/P/NOR/2023/000637

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 21.04.2025	Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBREERA) on 13.03.2025, 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 'RABINDRA BHABAN', registered vide WBREERA No:- WBREERA/P/NOR/2023/000637 dated 11.10.2023. 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. And Whereas a Notarized Affidavit-cum-Declaration dated 19.02.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'RABINDRA BHABAN' and the reasons for such changes. And Whereas the Applicant Promoter of the project 'RABINDRA BHABAN', situated at Holding no. 105, Ward no.- 13, Panihati Municipality, District – North 24 Parganas, Municipality – Panihait, P.S. – Khardha, PIN – 700111, 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 - 'RABINDRA BHABAN'. The Applicant Promoter stated on Affidavit dated 19.02.2025 that the right and interest of the existing allottees will not be hampered or affected in any manner by such increase in the number of Residential units. And the Applicant assures on Affidavit dated 19.02.2025 that due to such correction of the project details, the date of completion being 30.12.2025 shall not be changed or delayed and the Applicant stated on Affidavit that the said project will be completed in timely manner.	

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	No. of Residential Units	15	23
2	No. of Commercial Units	5	5
3	Completion Date	30.12.2025	30.12.2025

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