

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

Name of the Applicant: Eden Elements LLP

Project Name: Eden Roopkatha

WBREERA Registration No. WBREERA/P/SOU/2023/000869

| Sl. Number and date of order | Order and signature of Authority | Note of action taken on order |
|---|--|-------------------------------|
| Extension and Modification of Sanction Plan (01) ----- 06.01.2025 | <p>Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBREERA) on 06.11.2024, 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 'Eden Roopkatha', registered vide WBREERA No:- WBREERA/P/SOU/2023/000869 dated 15.12.2023 and also as per the provision contained in section 6 of the RERA Act, 2016 for extension of validity of registration of the project from 01.07.2027 to 30.06.2028.</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 28.10.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'Eden Roopkatha' and reason for such changes.</p> <p>And Whereas the Applicant Promoter of the project 'Eden Roopkatha' Situated at Mouza – Hariharpur, Pargana- Medanmalla, PS- Baruipur, under Hariharpur Gram Panchayet, Kolkata - 700145 has stated that they have not yet started the marketing of the project and not a single flat / unit has been sold till date, therefore there is no question of taking the previous 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 - 'Eden Roopkatha'.</p> <p>And the Applicant assures on Affidavit dated 28.10.2024 that due to such expansion of the project as per the revised sanction plan, the date of</p> | |

completion being 30.06.2027 will be changed to 30.06.2028 and the Applicant prayed for extension of registration of the project till 30.06.2028 and submitted on Affidavit that the project will be completed within 30.06.2028.

The Applicant also stated in his Affidavit dated 28.10.2024 that such revision of the plan and such extension of registration of the project will not infringe any rights, entitlements of any existing allottees in the project in any manner as they not yet started the marketing of the project and not a single flat / unit has been sold till date.

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 as no flat / unit has been sold by the Applicant Promoter till date, therefore, there is no question of taking previous 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. Also as there is no Allottee, there is no question of violation of the rights and interest of the existing allottees for the extension as prayed by the Applicant.

Now therefore, in exercise of the power conferred under section 6 read with 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 | Sanctioned Plan No | 876/1006/KMDA | 876/1006/1/REV/KMDA |
| 2 | Land Area as Per Deed (Sq. Meters) | 7369.379 | 8612.411 |
| 3 | Land Area as per Boundary Declaration (Sq. meters) | 7369.379 | 8543.945 |
| 4 | Total Built-up Area (Sq. Meters) | 11976 | 14005 |

| | | | |
|----|--|-------------------|-------------------|
| 5 | Total Carpet Area (Sq. meters) | 10143 | 11857 |
| 6 | No of Blocks (Nos) | 14 | 15 |
| 7 | No of Units (Nos) | 223 | 266 |
| 8 | No of Garage (Nos) | 100 | 91 |
| 9 | No of Open Parking (Nos) | 12 | 12 |
| 10 | Total Estimated Project Cost | 320000000 | 500000000 |
| 11 | Project Completion Period | 30.06.2027 | 30.06.2028 |

The Applicant has made payment of Rs.24,860/- on 28.10.2024 for the revised area.


Secretary, WBRERA shall issue the Modified Certificate of the instant project and the Extension Certificate as per Form F of the WBRERA Rules, 2021 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