

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

Name of the Applicant: Shelcon Estate LLP

Project Name: Shelcon Flora

WBREERA Registration No. WBREERA/P/DAR/2023/000651

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 08.08.2024	<p>Whereas an Application has been made by the Applicant on 20.05.2024 before the West Bengal Real Estate Regulatory Authority (WBREERA), 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 'Shelcon Flora', registered vide WBREERA No:- WBREERA/P/DAR/2023/000651 dated 14.10.2023;</p> <p>And Whereas a Meeting of the WBREERA Authority was held on 25.07.2024 in the office of WBREERA and detailed discussion was held regarding this matter and the Applicant was directed to appear in a hearing on 01.08.2024 to explain the changes in the particulars of the said project.</p> <p>And Whereas an offline hearing has been held on 01.08.2024 and the Authorized Representative Mr. Ranjan Roy (Mobile – 9733007327 and email – shelconestatellp@gmail.com) of the Applicant Promoter Company, appeared before the Authority and signed the Attendance Sheet.</p> <p>And Whereas an Notarized Affidavit-cum-Declaration dated 07.08.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'Shelcon Flora' and reason for such changes.</p> <p>And Whereas the Applicant Promoter of the project 'Shelcon</p>	


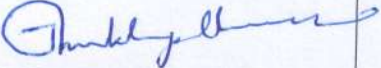
Flora' Situated at Dagapur, Near Gyan Jyoti More, Dist – Darjeeling, Block - Matigara, P.S. – Matigara, has stated on the Affidavit, as mentioned above, that the prior written consent of two-third of the existing Allottees, other than the Promoter, regarding change / modification / revision of the details of the Project - 'Shelcon Flora, as per the provision contained in section 14(2)(ii) of the RERA Act, 2016, is not required in the present case, as they have not sold / allotted any unit till date.

The Applicant did not pray for any extension of the completion date of the project, which is 31.12.2025, 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 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, is not required in the present case as there is no Allottee till date in the said project as per the submission of the Applicant on Affidavit.

Now therefore, in exercise of the power conferred under section 14 of the Real Estate (Regulation & Development) Act, 2016, 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 sanction plan
1	Area of Land	8407 Sq. Mtr	7501.71 Sq. Mtr
2	Built-up Area	20534 Sq. Mtr	14754 Sq. Mtr.
3	Carpet Area	17488 Sq. Mtr	12803 Sq. Mtr.
4	No. of Flat	236 Nos.	164 Nos.

5	No. of Covered Parking	145 Nos.	166 Nos.
<p>Secretary, WBRERA shall take necessary action to issue the Modified Certificate of the instant project and update the necessary changes in the WBRERA Website immediately;</p>			
<p>Let copy of this order be sent to the Applicant by speed post and also by email immediately.</p>			
<p> (BHOLANATH DAS) Member</p>		<p> (TAPAS MUKHOPADHYAY) Member</p>	
West Bengal Real Estate Regulatory Authority		West Bengal Real Estate Regulatory Authority	