

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

Name of the Applicant: Abhijit Mukhopadhyay

Project Name: Molina Apartment

WBREERA Registration No. WBREERA/P/MAL/2024/002032

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 30.12.2024	Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBREERA) on 09.12.2024, 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 'MOLINA APARTMENT', registered vide WBREERA No:- WBREERA/P/MAL/2024/002032 dated 01.10.2024. 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 04.12.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of Molina Apartment' and reason for such changes. And Whereas the Applicant Promoter of the project 'Molina Apartment' Situated at Mouza – Bibigram (North), Mouza- Mahesmati, Ward No.- 16, Holding No.- 114/96/85, Under English Bazar Municipality, Pin- 732101, Dist.- Malda, 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 - 'Molina Apartment'. The Applicant also stated in his Affidavit dated 04.12.2024 that such revision of the plan will not infringe any rights, entitlements of any existing allottees in the project in any 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 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	Area of Land - Residential	378 Sq. meters	396 Sq. meters
2	Area of Land - Commercial	55 Sq. meters	37 Sq. meters
3	Area of Land - Total	433 Sq. meters	433 Sq. meters
4	Floor	G+4	G+6
5	Open Car Parking	Nil	Nil
6	Covered Parking	30	30
7	Basement Parking	Nil	Nil
8	Total Build up Area of Project- Residential	1,238 Sq. meters	1,888 Sq. meters
9	Total Build up Area of Project- Commercial	170 Sq. meters	170 Sq. meters
10	Total Carpet Area of Project- Residential	1,077 Sq. meters	1,674 Sq. meters
11	Total Carpet Area of Project- Commercial	155 Sq. meters	155 Sq. meters

12	Total No. of Apartments	20	30
13	Total No. of Commercial Units	6	6

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