

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

Name of the Applicant: Bengal Bonded Warehouse Limited

Project Name: Keventer One

WBRERA Registration No. WBRERA/P/KOL/2024/001378

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 12.11.2024	<p>Whereas an Application has been made by the Applicant on 29.10.2024 before the West Bengal Real Estate Regulatory Authority (WBRERA), 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 WBRERA Authority, in the project details named 'Keventer One', registered vide WBRERA No:- WBRERA/P/KOL/2024/001378 dated 25.04.2024;</p> <p>And Whereas a Meeting of the WBRERA Authority has been held today in the office of WBRERA 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 Notarized Affidavit-cum-Declaration dated 29.10.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'Keventer One' and reason for such changes;</p> <p>And Whereas the Applicant Promoter of the project 'Keventer One' Situated at 25, N.S. Road, Kolkata - 700001, has stated that the prior written consent of two-third of the existing Allottees, regarding change / modification / revision of the details of the Project - 'Keventer One', is not required in the present case, as per the provision contained in section 14(2)(ii) of the RERA Act, 2016, as they have not sold / allotted any unit till date.</p>	

have not sold / allotted any unit till date.

And the Applicant did not pray for any extension of the completion date, which is 15.08.2031, of the project due to such change / modification of the project details as per the revised sanction plan.

The Applicant also stated in his Affidavit dated 29.10.2024 that such revision of the plan will not infringe any rights, entitlements of any allottees in the project in any manner as there is no Allottee till date in the said project.

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 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 as there is no Allottee till date in the said project.

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	11197.52 SQ. METER	11197.52 SQ. METER
2	Floor	G+32	G+39
3	Open Car Parking (including Mechanical Parking)	53 NOS.	82 NOS.
4	Covered Car parking (Including Mechanical	576 NOS.	780 NOS.

	5	Total Built up Area of Project	82920.698 SQ. METER	117470.796 SQ. METER	
	6	Total Carpet Area of Project	38778.27 SQ. METER	62077 SQ. METER	
	7	Total No of Apartment	673 NOS.	490 NOS.	
	8	Basement Parking	NIL	NIL	

Secretary, WBRERA shall issue the Modified Certificate of the instant project and 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