

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

Name of the Applicant: Ithemba Developments Ltd.

Project Name: Acasa

WBREERA Registration No. WBREERA/P/HOO/2024/001543

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 21.01.2025	Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBREERA) on 03.01.2025, 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 'Acasa', registered vide WBREERA No:- WBREERA/P/HOO/2024/001543 dated 30.05.2024. 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 17.12.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'Acasa' and reason for such changes. And Whereas the Applicant Promoter of the project 'Acasa' Situated at Mouza – Chandernagore, District – Hooghly, Municipality – Chandannagar Municipal Corporation, PS – Chandannagar, West Bengal - 712136, has taken 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 - 'Acasa'. The Applicant also stated in his Affidavit dated 17.12.2024 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 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.

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	2,016 Sq. meters	2,030 Sq. meters
2	Area of Land - Commercial	809 Sq. meters	795 Sq. meters
3	Area of Land - Total	2,825 Sq. meters	2,825 Sq. meters
4	Open Car Parking	3	3
5	Covered Car Parking	17	17
6	Basement Parking	Nil	Nil
7	Mechanical Parking	32	32
8	Total Build up Area of Project- Residential	5,214 Sq. meters	5,284 Sq. meters
9	Total Build up Area of Project- Commercial	1,908 Sq. meters	1,868 Sq. meters
10	Total Carpet Area of Project- Residential	3,479 Sq. meters	3,524 Sq. meters
11	Total Carpet Area of Project- Commercial	1,379 Sq. meters	1,379 Sq. meters
12	Total No. of	52	53

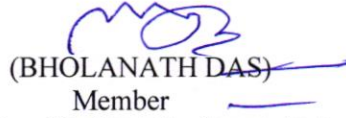
	Residential Units		
13	Total No. of Commercial Units	5	5
14	Completion Date	31.12.2027	31.12.2027

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.

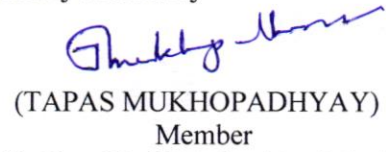


(JAYANTA KR. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority