

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

Name of the Applicant: Siddha Waterfront LLP

Project Name: Siddha Waterfront - BLOCK 3B & 3C (Carnation & Lotus)

WBREERA Registration No. WBREERA/P/NOR/2023/000535

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of project details (01) ----- 21.01.2025	<p>Whereas Applications have been received on 27.11.2024 and 07.01.2025 made by the Applicant, 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, as furnished at the time of project registration with WBREERA Authority, in the project details named 'Siddha Waterfront - BLOCK 3B & 3C (Carnation & Lotus)', registered vide WBREERA No:- WBREERA/P/NOR/2023/000535 dated 13.09.2023.</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 Notarized Affidavits-cum-Declaration dated 22.11.2024 and 07.01.2025 have been submitted by the Applicant stating the changes to be incorporated in the project details of 'Siddha Waterfront - BLOCK 3B & 3C (Carnation & Lotus)', and reason for such changes.</p> <p>And Whereas the Applicant Promoter of the project 'Siddha Waterfront - BLOCK 3B & 3C (Carnation & Lotus)' Situated at Chowdhury More, old Calcutta Road, Patulia, Barrackpur – Khardha, District – North 24 Parganas, Kolkata – 700119, 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 subject matter Project. - 'Siddha Waterfront - BLOCK 3C (Lotus)'.</p> <p style="text-align: right;">The Applicant stated on Affidavit that they have neither sold nor</p>	

The Applicant stated on Affidavit that they have neither sold nor invited any person to purchase any apartment in **Tower - 3B- Carnation** of the subject matter project. **Therefore, as there is no Allottee in Tower 3B-Carnation, no question arises of taking prior written consent of 2/3rd Allottees of Tower 3B (Carnation) of the instant project.**

The Applicant also stated that due to challenging market scenario and subsequent change of management planning as a result of challenging market scenario, the Promoters of the Project have plan to defer the construction as well as the sale of the **Tower-3B-Carnation** and they are only planning to construct **Tower-3C-Lotus** in the current scenario. The Tower Carnation (3B) shall be launched separately subject to market conditions.

The Applicant also stated on Affidavit that shall not claim any refund of fees paid at the time of registration of the project with WBRERA due to reduction in the Area of Land.

And the Applicant assures on Affidavits dated 22.11.2024 and 07.01.2025 that due to such modification / change of the project, the date of completion being 31.12.2028 shall not be changed or delayed and the Applicant stated on Affidavit that the said project will be completed in timely manner.

The Applicant also stated in his Affidavits dated 22.11.2024 and 07.01.2025 that such modification of the project will not infringe any rights, entitlements of any 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 for such changes in the project details '**Siddha Waterfront - BLOCK 3C (Lotus)**', the Applicant has duly taken previous written consent of at least two-thirds of the Allottees, other than the Promoter, 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 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	9860 Sq. meters	1894 Sq. meters

	Parking		
3	Open Car Parking	34 Nos.	6 Nos.
4	Covered Car parking	745 Nos.	14 Nos.
5	Mechanical Parking	0 Nos.	0 Nos.
6	Total Built up Area of Project	14808 Sq. meters	7403.85 Sq. meters
7	Total Carpet Area of Project	12742 Sq. meters	6370.77 Sq. meters
8	Total no. of Apartment	206 Nos.	103 Nos.
9	Project Name	Siddha Waterfront - BLOCK 3B & 3C (Carnation & Lotus)	Siddha Waterfront - BLOCK - 3C (Lotus)
10	Tower Name	Carnation & Lotus	Lotus
11	Floors	G+13	G+13

Secretary, WBRERA shall issue the Modified Certificate of the instant project and he shall update the necessary changes in the WBRERA Website immediately;

This Order is hereby issued in cancellation of earlier Order dated 30.12.2024 issued in this regard by this Authority.

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