

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

Name of the Applicant: SUN SHAKTI REALTOR LLP

Project Name: SUN SUMUKH

WBREERA Registration No. WBREERA/P/KOL/2023/000900

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
<p>Modification of Sanction Plan (01)</p> <p>-----</p> <p>18.08.2025</p>	<p>Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBREERA) on 07.08.2025, 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 'SUN SUMUKH', registered vide WBERRA No:- WBREERA/P/KOL/2023/000900 dated 27.12.2023.</p> <p>And Whereas a Notarized Affidavit-cum-Declaration dated 04.08.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'SUN SUMUKH' and the reasons for such changes.</p> <p>And Whereas the Applicant Promoter of the project 'SUN SUMUKH', situated at 92, Bidhannagar Road, District – Kolkata, Municipality – Kolkata, PS – Ultadanga, West Bengal - 700067 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 - 'SUN SUMUKH'.</p> <p>The Applicant also stated in his Affidavit dated 04.08.2025 that such modification of the project will not adversely affect the rights and interest of the allottees of the project as mandated under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the West Bengal Real Estate (Regulation and Development) Rules, 2021.</p> <p>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 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.</p> <p>Now therefore, in exercise of the power conferred under section</p>	

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	Total Residential Carpet Area	3424 Sq. meters	3029.078 Sq. meters
2	Total Residential Built-up Area	3975 Sq. meters	3582.298 Sq. meters
3	Total Commercial Carpet Area	364 Sq. meters	364.086 Sq. meters
4	Total Commercial Built-up Area	420 Sq. meters	420.385 Sq. meters
5	Number of Residential Units	34 Nos.	34 Nos.
6	Number of Commercial Units	2 Nos.	2 Nos.
7	Number of Floors	G + IX	G + X

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