

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

Name of the Applicant: Pasari Promoters Private Limited

Project Name: Pasari Group Chittrakatha

WBREERA Registration No. WBREERA/P/KOL/2023/000305

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 06.05.2024	<p style="text-align: justify;">Whereas an Application has been made by the Applicant on 23.04.2024 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 in the project details named 'Pasari Group Chittrakatha', registered vide WBREERA No:- WBREERA/P/KOL/2023/000305 dated 20.07.2023, on the ground of revisions, alterations and additions / deletions in the Sanction Plan subsequently and Rectification of details as furnished at the time of project registration with WBREERA Authority;</p> <p style="text-align: justify;">And Whereas a physical hearing has been held on 06.05.2024 at 12:00 p.m. and Authorized Representative of the Applicant Promoter Company at the time of hearing explained the reasons for such changes / alterations in the project details named 'Pasari Group Chittrakatha';</p> <p style="text-align: justify;">And Whereas an Notarized Affidavit-cum-Declaration dated 23.04.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'Pasari Group Chittrakatha' and reason for such changes;</p>	

And Whereas the Applicant Promoter of the project 'Pasari Group Chitrakatha' Situated at 23 Manik Bandopadhyay Sarani (formerly known as Moore Avenue), P.O. – Regent Park, Kolkata – 700040 within the limits of ward no.97 of the Kolkata Municipal Corporation, has taken the previous consent of at least two-thirds of 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 - Pasari Group Chitrakatha;

And the Applicant assures on Affidavit dated 23.04.2024 that due to such expansion of the project as per the revised sanction plan, the date of completion being 28.02.2027 shall not be changed or delayed and the changes shall not affect the rights and interest of the allottees of the said Project and the applicant also stated on Affidavit that the said project will be completed in timely manner;

Now Therefore after careful examination of the submissions of the Authorized Representative of the said Applicant on Affidavit which is placed on record and also at the time of physical hearing before the Authority, this Authority is of the considered view that the changes in the project details is due to subsequent changes in the revision, alterations and additions / deletions in the sanction plan and rectification of details as furnished at the time of registration of the said project with this Authority;

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 with WBRERA as per revised sanction plan
1	Total Built-up Area of the Flats	4754.87 Sq. meters	5821.59 Sq. meters
2	Total Carpet Area of the Flats	4137.71 Sq. meters	5018.86 Sq. meters
3	No. of Parking	Open:3, Covered:22, Mechanical: 32	Open single-3,Open Mechanical:8, Covered Single:24, Covered Mechanical:36
4	No. of Units	50 units	61 units

Secretary, WBRERA is hereby directed to issue the Modified Certificate of the instant project and he is also directed 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.

(SANDIPAN MUKHERJEE)

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