

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

Name of the Applicant: Khaitan Construction LLP

Project Name: Prudent Pragati

WBREERA Registration No. WBREERA/P/SOU/2023/000215

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 14.03.2024	<p style="text-align: center;">Whereas an Application has been made by the Applicant on 16.02.2024 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 'Prudent Pragati', registered vide WBREERA No:- WBREERA/P/SOU/2023/000215 dated 26.06.2023, 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: center;">And Whereas a physical hearing has been held on 14.03.2024 at 4:45 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 'Prudent Pragati';</p> <p style="text-align: center;">And Whereas an Notarized Affidavit-cum-Declaration dated 13.03.2024 has been submitted by the Applicant stating</p>	

the changes to be incorporated in the project details of 'Prudent Pragati' and reason for such changes;

And Whereas the Applicant Promoter of the project 'Prudent Pragati' Situated at 1583, Dwarir Road, Dhamiatala, P.S.- Sonarpur , under Rajpur Sonarpur Municipality in ward no.25, Kolkata - 700151, 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 - 'Prudent Pragati';

And the Applicant assures on Affidavit dated 13.04.2024 that due to such expansion of the project as per the revised sanction plan, the date of completion being 31.07.2026 shall not be changed or delayed and the Applicant 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 revised sanctioned plan and changes in the details of the project due to such revision of the sanctioned plan and the Applicant has duly taken 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, 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 Land Area	87.10 decimal	110.5618 decimal
2	Total Built-up Area	7838 Sq. meters	8012 Sq. meters
3	Total Carpet Area	6500 Sq. meters	6685 Sq. meters
4	Ground Coverage	911.89 Sq. meters (25.876%) (proposed)	923.791 Sq. meters (20.93%) (proposed)
5	No. of Apartments	131	96
6	No. of Towers	2	2
7	No. of Floors in each Tower	G+12	G+12
8	Apartment type details	As per old Sanctioned Plan	As per revised Sanctioned Plan
9	Parking Details	Total – 65 Covered – 30 Open – 35	Total – 104 Covered – 29 Open – 74 Handicap - 1

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