

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

Name of the Applicant: Siddha Infradev LLP

Name of Project: Siddha Sky Phase -1

WBHIRA Registration No. HIRA/P/KOL/2018/000118

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
1 ----- 11.09.2023	<p>Shri Gopal Krishna Lodha is present on behalf of the Applicant Promoter named as 'Siddha Infradev LLP', being its Authorized Representative, filing authorization and signed the Attendance Sheet.</p> <p>Whereas an Application has been made by the Applicant on 30.08.2023 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 'Siddha Sky Phase -1', registered vide WBHIRA No:- HIRA/P/KOL/2018/000118 dated 01.11.2018 , 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 the erstwhile WBHIRA Authority;</p> <p>And Whereas a physical hearing has been held on 11.09.2023 at 3:40 p.m. and Authorized Representative of the said Applicant at the time of hearing explained the reasons for</p>	

such changes / alterations in the project details named 'Siddha Sky Phase-1';

And Whereas an Affidavit-cum-Declaration dated 15.09.2023 executed before the Metropolitan Magistrate, 14th Court, Kolkata has been submitted by the Applicant stating the changes to be incorporated in the project details of Siddha Sky Phase - 1 and reason for such changes;

And Whereas the Applicant Promoter of the project 'Siddha Sky Phase -1' Situated at 33A, Canal South Road, Kolkata - 700015 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 - Siddha Sky Phase -1 and that the promoter of the said project have neither sold nor invited any person to purchase the apartment in Tower -4 of the Project Siddha Sky. Siddha Sky Phase - 1 project consists of tower no - 1,2 & 3 and Siddha Sky Phase - 2 project consist of tower no - 4. The Applicant will apply before the WBREA Authority for registration of the project Siddha Sky Phase - 2 consists of tower no - 4 in future;

And Whereas the Promoter of the said project have filed for entire Project in place of the 'Phase - 1 of the Project' which was supposed to be developed in the current phase under the Current Applied registration;

And Whereas the Promoters of the said project shall not claim any refund of Fees paid at the time of registration with the erstwhile WBHIRA Authority due to reduction in the

area of land and the applicant assures on Affidavit that such 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 the erstwhile WBHIRA Authority. Since the Act and Rules were very new at the time of registration of the said project 01.11.2018, the application was filed for entire project in place of the particular phase of the project which was supposed to be developed in the current phase under the current applied registration;

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 WBHIRA Registration	Amended Details to be applied with WBHIRA.
1	Area of Land	3444 6 Sq. Meter	22320 Sq. meter

2	Basement parking	70 Nos.	76 Nos.
3	Open Car Parking	123 Nos.	116 Nos.
4	Covered Car parking	699 Nos.	335 Nos.
5	Total Built up Area of Project	98166 Sq. Meter	49383 Sq. Meter
6	Total Carpet Area of Project	61015 Sq. Meter	42530 Sq. Meter
7	Total No of Apartment	468 Nos.	340 Nos.
8	No. of Towers	4 Nos.	3Nos.
9	No. of Floor In Tower 1,2,3	G+31 in each tower	G+34 in each tower

Secretary, WBRERA is hereby directed to issue the Corrected 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