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

Name of the Applicant: THE HANUMAN ESTATES LIMITED

Project Name: HANUMAN COMPLEX

WBREERA Registration No. WBREERA/P/HOW/2023/000688

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>30.03.2026</p>	<p>Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBREERA) on 22.09.2025, 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 'HANUMAN COMPLEX', registered vide WBERRA No:- WBREERA/P/HOW/2023/000688.</p> <p>And Whereas a Notarized Affidavit-cum-Declaration dated 16.12.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'HANUMAN COMPLEX' and the reasons for such changes.</p> <p>And Whereas the Applicant Promoter of the project 'HANUMAN COMPLEX', situated at ANDUL ROADZERO SANKRAIL, DIST.- HOWRAH, PIN-711109, that 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, is not required in the present case as they have not sold / allotted any unit till date.</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 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, is not required in the present case as there is no Allottee till date in the said project as per the submission of the Applicant on Affidavit.</p> <p>Now therefore, in exercise of the power conferred under section 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: -</p>	

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.	Residential Land Area (Sq.m)	3193	6041.91
2.	Commercial Land Area (Sq.m)	893	358.09
3.	Residential Carpet Area (Sq.m)	3221	14493.22
4.	Commercial Carpet Area (Sq.m)	577	858.97
5.	Residential Build-up Area (sq.m)	7583	21717.36
6.	Commercial Build-up Area (sq.m)	3781	1379.39
7.	Residential Unit	328	328
8.	Commercial Unit	80	80

The applicant is required to remit a sum of **Rs. 30,230/- (Rupees Thirty thousand two hundred thirty only)** towards registration fees for the commercial land area, in terms of **Section 3(1) of the Real Estate (Regulation and Development) Act, 2016**, which mandates prior registration of real estate projects, read with **Section 4(2)(1)(D) of the Act**, concerning payment of the prescribed registration fee, and **Section 3(a) of the West Bengal Real Estate (Regulation and Development) Rules, 2021**. The aforesaid amount shall be deposited in the following bank account:

Account Name: WEST BENGAL REAL ESTATE REGULATORY
Bank Name: State Bank of India
A/C No.: 00000042520982210
IFSC Code: SBIN0000001

Applicant shall send an email communication with the attachment of the proof copy of payment to the bank Account of WBRERA, as mentioned above, to the email id rera.wb@gmail.com of WBRERA.

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



(TAPAS MUKHOPADHYAY)
Member
West Bengal Real Estate Regulatory Authority