

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

Complaint No. WBRERA/COM000440

Sekh Iqbal Hossain ..... Complainant

Vs

Eden Realty Ventures Private Limited.....Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 13.05.2024	<p>Complainant (Mob. No. 8156010828 &amp; email Id: <a href="mailto:sk.ikbal@gmail.com">sk.ikbal@gmail.com</a>) is present in the online hearing and filing hazira through email.</p> <p>Advocate Mr. Sanjay Bhattacharya (Mob. No.8442968273 &amp; email Id: <a href="mailto:sanjib240576@gmail.com">sanjib240576@gmail.com</a>) is present in the online hearing on behalf of the Respondent filing vakalatnama and hazira through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, the completion date of the project of the Respondent named as '<b>Solaris Shalimar</b>', as promised by the Respondent, was 2025, but project completion mentioned in Agreement for Sale is 2027. The Complainant requested the Respondent-builder to change the Agreement for Sale or cancel the Allotment with full refund as 2027 was not acceptable to him. The Respondent builder has sent cancellation letter mentioning forfeiture of Rs.6,19,644/-</p> <p>The Complainant prays before the Authority for the relief of refund of the Principal Amount paid by him amounting to Rs.12,61,812/-with interest and stamp duty amounting of Rs.1,55,841/-.</p> <p>After hearing both the parties, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions:-</p> <p>The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary</p>	

attested /self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within **30 (thirty)** days from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **30 (thirty)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Respondent is further directed to mention <sup>or send</sup> in his Affidavit that whether the instant project is registered with erstwhile WBHIRA or WBRERA. If yes, he shall state the registration number with date.

Fix **23.07.2024** for further hearing and order.



(SANDIPAN MUKHERJEE)  
Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)  
Member

West Bengal Real Estate Regulatory Authority