

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

Complaint No. WBRERA/COM 001510

Subhadeep Datta 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 25.02.2026	<p>Complainant Mr. Subhadeep Datta (mobile no:- 9830908099 and email id:- subhodeepdatta@gmail.com) along with his wife Mrs. Ruchira Basu Datta (email:- ruchirabasudatta@gmail.com) is present in today's hearing physically and signed the attendance sheet.</p> <p>Advocate Sanjay Bhattacharya (mobile no:- 8442968273 and email id:- sanjb240576@gmail.com) is present in today's hearing physically on behalf of the Respondent by filing vakalatnama and signing the attendance sheet.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, he booked a Flat in the project of the Respondent Company and entered into an Agreement for Sale and paid all prior installments on time and even paying government stamp duty and registration fees on 03.06.2025, demonstrating their readiness to complete the purchase, the Promoter unlawfully escalated their price and summarily cancelled the provisional allotment letter on 26.07.2025. The reason cited for cancellation was the non-payment of Rs. 1,40,317/- which were withheld by the Complainant for not completing the Project in time. Furthermore, the promoter has illegally forfeited the booking amount of Rs. 2,40,419/-, interest liability of Rs. 70,938/-, goods and service tax of Rs. 1,62,673/-.</p> <p><u>The Complainant prays for the following reliefs:-</u></p> <ol style="list-style-type: none">To direct the promoter to withdraw the cancellation letter dated 26.07.2025.To direct the promoter for immediate reinstate of the Agreement for Sale dated 22.08.2019 and restore the allotment of the apartment.To direct the promoter for immediate handover of the physical possession of the apartment completed with OC and CC copies.To direct the promoter to quash the illegal demand for interest and another penal chargesTo direct the promoter to pay compensation for delay in handing over the possession, mental agony and harassment.	

The Ld. Advocate of the Respondent stated that he has not received the complaint petition and willing to submit his reply in proper affidavit after receiving the Complaint petition/notarized Affidavit form the Complainant.

After hearing the Complainant, 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: -

- A. The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary 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 **15 (fifteen)** days from the date of receipt of this order of the Authority by email.
- B. The Respondent is hereby directed to submit their 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 same (in original) to the Authority serving a copy to the Complainant, both in hard and soft copies, within **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix after **6(six) weeks** for further hearing and order.

(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority

(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority