

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

Complaint No. WBRERA/COM001226

Dilip Sinha Complainant.

Vs.

Eden Reality Venture Private Limited Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 02.07.2025	The Complainant, Dilip Sinha appeared physically and he has submitted hazira which should be kept in record. The Respondent, Eden Reality Ventures Private Limited is represented by the Learned Advocate, Sanjay Bhattacharya online at the time of hearing by filing hazira which should be kept in record. Let the track record of due service of hearing notice of the Respondent be taken on record. The Complainants have submitted a Notarized Affidavit dated 15.05.2025, containing their total submission regarding this Complaint Petition, as per the last order of the Authority dated 09.04.2025, which has been received by this Authority on 20/05/2025. Let the said Notarized Affidavit of the Complainant be taken on record. The Respondent has submitted his Affidavit in Opposition dated 18.06.2025 which has been received by the Authority on 20.06.2025. Let the said Affidavit-in-Opposition be taken on record. The Complainant stated that the Agreement of sale was made on 23rd October, 2023 and the Flat was to delivered date was in December, 2023 and there has been an extension given for 9(nine) months due to COVID pandemic and the last dated was 12th July, 2024. So there has been delay in handing over the possession of the Flat. Now the Complainant wants refund of money as paid by him along with accrued interest due as per the RERA Act 2016. The Learned Advocate appearing on behalf of the Respondent stated that some paper is missing the in the Affidavit sent to him by the Complainant which has been received by him on 22nd June, 2025.	

The Learned Advocate stated that there is no delay in giving possession. As the Complainant has not paid full amount so the Flat is not delivered to him. He also stated that after sending the demand the Complainant has started to raise the issues and demanding for the refund of his money along with interest. The Learned Advocate also stated that after having all the papers he will submit Rejoinder Affidavit wherein all the matter will be reflected.

After hearing the Complainants, the Authority is pleased to:

a) Direct the Complainant to submit Supplementary Affidavit wherein he should specifically write the issues raised by him and submit before the Authority and to the Respondent also both in hard and soft copy within **7(seven) days** from this date of hearing ; and

b) The Respondent will also submit his Written Rejoinder to the Supplementary Affidavit addressing the complaint raised by the complainant by responding accordingly enclosing the erstwhile WBHIRA/WBRERA registration certificate and the extension certificate/s affirming their abiding by the provisions of the RERA Act 2016 before this Authority and to the Complainant both in hard and soft copy within **7(seven) days** after receiving the Affidavit from the Complainant.

Fix after **4(four) weeks** for next hearing and order.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority