

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

Complaint No.WBRERA/COM 001515

Ashwini Ghoshal..... 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
02 05.03.2026	<p>The Complainant (email id:-<a href="mailto:ashwinighoshal@gmail.com">ashwinighoshal@gmail.com</a> ) along with co-applicant Shayari Gupta is present in the hearing today physically, filing hazira and signing the attendance sheet.</p> <p>Learned Advocate Sanjay Bhattacharya (email id:-<a href="mailto:sanjb240576@gmail.com">sanjb240576@gmail.com</a>) is present in today's hearing on behalf of the Respondent Company physically. He is directed to file the hazira and vakalatnama immediately.</p> <p>The Complainant have submitted affidavit dated 31.10.2025 where he have affirmed his complaint was filed in Form 'M' on 29.07.2025, complying with the direction upon him by Order no.1, dated 29.10.2025. However in the said affidavit Complainant has not enclosed any document as directed.</p> <p>Learned advocate for Respondent submitted that due to this lacuna Respondent could not comply with the direction upon him for submit of affidavit in opposition. Learned Advocate also submitted during hearing today that the Deed of Conveyance has already been executed by the parties, which was denied by the Complainant. Complainant submitted that though the Deed of Conveyance is executed between him and the respondent during the course of hearing of this Complaint, he is yet to receive his Original Deed of Conveyance. Learned Advocate for Respondent could not confirm the same and sought further date to respond on this matter.</p> <p>After hearing both the parties, the Authority hereby directs upon them:-</p> <ol style="list-style-type: none"><li>1.) Complainant is hereby directed to comply with the direction upon him, vide Order no. 1, dated 29.10.2025, enclosing all supporting documents and submitting original affidavit before the Authority, serving a copy to the respondent within <b>7(seven) days</b> of receiving this order. The Complainant is hereby directed to submit Affidavit of Service to the Authority upon the Respondent.</li><li>2.) Respondent shall comply with the direction by the earlier Order no. 1, upon him within <b>14(fourteen) days</b> after receiving of the Complainants</li></ol>	

affidavit.

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



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority