

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

Complaint No.WBRERA/COM001071

Prakash Karmokar..... Complainant

Vs.

Eden Realty Venture Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Officer	Note of action taken on order
01 17.02.2025	Complainant (Ph No. 7709177060; email: pkarmokar@gmail.com) is present in the hearing through online. Advocate Chandan Singh is present in today's hearing on behalf of the Respondent company through online mode. Heard both the parties in detail. The Complainant submitted Affidavit as per order of the Authority dated 17.02.2025 which has been received by Authority on 03.03.2025. The Respondent also submitted Affidavit in response to the Affidavit of the Complainant which has been received by the Authority on 21.03.2025. Heard both the parties in detail. Complainant stated that he paid Rs. 3,36,314/- as advance for booking of a flat of the Respondent Company but the Respondent Company, violating the terms of payment, created tremendous pressure for further payment of Rs. 19,09,108/- without execution for agreement for sale and for non-payment of the same the Respondent company cancelled the booking of the flat and the advance amount paid to the Respondent has been forfeited. The Complainant also prayed for refund of Rs. 3,36,314/- of advance amount paid to the Respondent along with applicable interest and compensation for financial distress and unfair business practices by the Respondent. The Respondent submitted that they claimed the amount of Rs. 19,09,108/- as per terms and condition and the cancellation of the allotment has been made for violation of the terms and condition. After hearing, the Authority is pleased to direct the Complainant to file a notarized Affidavit/rejoinder to the Affidavit received from the Respondent, with a copy to the Respondent, both soft and hard version, within 3 weeks from the date of receiving this order of the Authority by speed post or by email whichever is	

earlier.

Respondent may submit his reply after receiving the rejoinder from the Complainant within further **21 days** from the date of receipt of the rejoinder.

Fix **13.11.2025** for further hearing and order.

Let copy of this order be served to both the parties immediately.


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority