

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

Complaint No. WBRERA/COM 001418

Manish Shaw..... Complainant

Vs

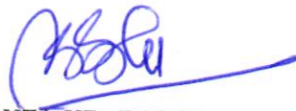
Eden Realty Ventures Private Limited Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 29.10.2025	Complainant (email id:- shawmanish16@gmail.com) is present in the hearing today physically and signed the attendance sheet. Advocate Sanjay Bhattacharya (email id:- sanjb240576@gmail.com) is present in today's hearing on behalf of the Respondent Company through online mode by filing his hazira and vakalatnama through email. Heard both the parties in detail. As per the Complainant, he booked a flat in the "Solaris City" project of the Respondent, entering into an agreement for sale n 23.10.2019. The completion date was 12.10.2023, but possession has not been handed over yet. The Company does not respond to call or emails promptly due to the negligence part of the Respondent the validity of the demand draft given by the Complainant expired. The Respondent revised advanced maintenance charges violating the provision of the Agreement for Sale and cancelled the Solar Panel system installation without discussion or written notice. The Complainant prays for the following reliefs. - The Respondent to handover possession immediately. - The Respondent to pay compensation for mental agony and harassment due to delays. - The Respondent to pay interest on the paid amount and to adhere to the original agreement terms. - The Complainant also prayed for an interim order for direction upon the Respondent not to create any third party rights or encumbrances on the Complainant's allotted units until the possession is handed over. 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: - 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 **20 (twenty) days** from the date of receipt of this order of the Authority by email.

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 Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **20 (twenty) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix after **8 (eight) 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