

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

Complaint No. WBRERA/COM (Physical) 000182

Soma Roy 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
03 <u>13.03.2026</u>	<p>Complainant along with her husband Mr. Pallab Roy is present in today's hearing through online mode and physically respectively 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 on behalf of the Respondent company through online mode by filing hazira through email.</p> <p>As directed vide Order No.02, dated 16.09.2025, Respondent has submitted affidavit in opposition dated 27.10.2025, which has been received by this Authority on 03.11.2025.</p> <p>Complainant submitted Rejoinder Affidavit dated 10.03.2026, which has been received by the opposite party as submitted in today's hearing.</p> <p>Complainant referred to his Complaint in Form -M and the relief of seeking refund of Rs. 95,000/- (rupees ninety-five thousand only) paid to the Respondent as application money as affirmed by the Ld. Advocate of the Respondent.</p> <p>Complainant further submitted that he observed of deviation from the provision of the Real Estate (Regulation and Development) Act, 2016 in the terms and conditions as shared by the respondent and thus wanted to cancel his booking with refund of payment made by him.</p> <p>Ld. Advocate for the Respondent admitted that Complainant has not been provided with Agreement for Sale in today's hearing as it is available in the WBRERA website. Thus the Ld. Advocate for the Respondent admitted in today's hearing that the instant project been registered with the WBRERA Authority bearing registration no. WBRERA/P/SOU/2023/00037 dated 4th April, 2023 also admission of the Complainant has not been provided with Agreement for Sale in today's hearing as it is available in the WBRERA website. Respondent in his Affidavit dated 27/10/2025 in response to the complainant's Affidavit dated 15/09/2025 made submission to this instant complaint and the grounds for forfeiture of the complainant's application money.</p> <p>After hearing both the parties, the Authority is hereby pleased to give the</p>	

following directions:-

Respondent is hereby directed to submit of his compliance of the provisions of the RE (R&D) Act 2016 and WBRERA Rules 2021 as submitted by the respondent during the instant hearings and show caused as per section 38 to submit of abidance of section 4, 11, 12 and 13 of the RE (R&D) Act 2016 to the instant complaint matter through notarized Affidavit within **7 (seven) days** from the date of receiving this order of the Authority through email.

Both parties are hereby directed to submit notes of arguments for adjudication of the instant complaint as mandated under the Real Estate (Regulation and Development) Act, 2016 and WBRERA Rules, 2021 within **15(fifteen) days** from the date of receiving this order of the Authority through email.

The next date of hearing is fixed within **3(three) weeks** from today.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority