

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

Complaint No.WBRERA/COM(PHYSICAL)000074

BhaskarBandhopadhyay..... Complainant

Vs

Eden Real Estates Pvt. Ltd..... Respondent

| Sl. Number and date of order | Order and signature of the Authority | Note of action taken on order |
|------------------------------|--|-------------------------------|
| 02 05.09.2024 | <p>Complainant Mr.BhaskarBandhopadhyay (Mob. No. 9830993454 & email Id: bhaskarbandyopadhyay@yahoo.com) is present in the physical hearing and signed the Attendance Sheet.</p> <p>AdvocateSmt. Sanjukta Ray (Mob. No. 9830248307 & email Id: sanjukray@gmail.com) being the Authorized Representative of the Respondent Company is present in the online hearing filing hazira and vakalatnamathrough email.</p> <p>Heard both the parties in detail.</p> <p>Complainant submitted Notarized Affidavit dated25.07.2024, containing his total submission regarding the Complaint Petition, as per the last order of the Authority dated05.07.2024, which has been received by this Authority on 26.07.2024.</p> <p>Let the said Affidavit of the Complainant be taken on record.</p> <p>Respondent submitted Written Response on Notarized Affidavit dated09.08.2024, to the Affidavit of the Complainant, as per the last order of the Authority dated 05.07.2024, which has been received by this Authority at the time of hearing today.</p> <p>Let the said Written Response of the Respondent be taken on record.</p> <p>Complainant submitted Rejoinder / Reply dated 29.08.2024, to the Written Response on Affidavit of the Respondent, which has been received by this Authority on 29.08.2024.</p> <p>Let the said Rejoinder / Reply of the Complainant be taken on record.</p> <p>Heard both the parties in detail.</p> <p>After hearing both the parties and taking into consideration the Affidavit(s) submitted by both the parties, the Authority is hereby pleased to give the</p> | |

following directions:-

Respondent is directed to submit a Supplementary Notarized Affidavit stating the following points:-

- a) What steps have been taken by the Respondent-Promoter for formation of Association of Allottees in the instant project and whether Application has been submitted before the Competent Authority under the West Bengal Apartment Ownership Act, 1972 (as amended) and if submitted, the date of submission of the said Application.
- b) The details of the case(s) pending before the Alipore Court regarding the matter of formation of Association and giving the present status of the said case(s).
- c) Whether C.C has been obtained for phase I of the said project and if obtained, then date of issuance of the C.C and a copy of the same to be attached with the said Supplementary Affidavit.
- d) Whether registration has been taken for **Eden City Mahestala Phase - I** under erstwhile WBHIRA / WBRERA ?if taken, the details of the said registration to be given.If not, the reasons for not taking the registration is to be stated.

Respondent shall annex with the Affidavit notary attested copy of supporting documents, if any, and send the Supplementary Affidavit (in original) to the Authority, serving a copy of the same to the Complainant, both in hard and scan copies, within **15 (fifteen) days** from the date of receipt of this order of the Authority through email.

Fix **29.10.2024** for further hearing and order.

Sd/-

(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority

Sd/-

(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority

Certified to be true copy:

de

05.07.2024

Special Law Officer

West Bengal Real Estate Regulatory Authority