

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/COM000186

Gautam Kumar Bhanja ..... Complainant

Vs

Eden Richmond Park LLP..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
04 27.03.2024	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Advocate Abdul Masood (Mobile – 9831041040, Email Id-<a href="mailto:abdulmasood.advocate@gmail.com">abdulmasood.advocate@gmail.com</a>) is present in the online hearing on behalf of the Respondent filing hazira and vakalatnama through email.</p> <p>Heard both the parties in detail.</p> <p>Respondent submitted a Notarized Affidavit today through email to the Authority, as per the last order of the Authority dated 09.01.2024.</p> <p>Let the said affidavit of the Respondent be taken on record.</p> <p>The Respondent stated that as the '<b>Form-1</b>' has not been signed by many flat owners, the formation of Association could not be completed till date.</p> <p>After hearing both the parties, the Authority is pleased to direct the following:-</p> <p>a) The Respondent is directed to take all the endeavor to complete the formation of association within three (03) months from the date of receipt of this order through email; and</p>	

b) Whether separate association shall be formed for the two projects Eden Richmond Park and Eden Richmond Enclave is to be decided by the Competent Authority in the Housing Department as per the provision of West Bengal Apartment Ownership Act, 1972 as amended from time to time; and

c) The Competent Authority of the Housing Department under West Bengal Apartment Ownership Act, 1972, as amended time to time, is hereby requested to take all endeavors so that formation of association or associations is completed within three **(03)** months from the date of receipt of this order through email.

With the above directions the matter is hereby disposed of.

The Complainant is at liberty to file an Execution Application on plain paper to the Authority, both in hard and scan copies, if the Respondent fails to comply the directions given above.

Let the copy of this order be served to both the parties as well as to the Competent Authority in the Housing Department through speed post and also by email immediately.



(SANDIPAN MUKHERJEE)

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