

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 Officer	Note of action taken on order
01 28.08.2023	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Advocate Abdul Masood 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>The Complainant stated that, he is the owner of a flat bearing No.2 L in Block 5, alongwith an open parking space bearing No.6/3E in the project named as '<b>Eden Richmond Park</b>' of the Respondent Company situated at 16, Dharmatala Road, Kolkata – 700 146 under Ward No. 22 of Rajpur Sonarpur Municipality. The possession of the flat has already been delivered to the Complainant in the year 2019 and Deed of Conveyance has already been executed and registered in favour of the Complainant, but the formation of Association has not been completed till date.</p> <p>The Complainant prays for the relief of completion of the process of formation of the Association in the name and style "<b>Eden Richmond Park Association of Apartment Owners</b>" on an urgent basis under the West Bengal Apartment Ownership Act, 1972 as amended.</p> <p>After hearing both the parties, the Authority is pleased to admit this matter for further hearing and order and give the following directions:-</p> <p>The Complainant is directed to submit his total submission regarding his Complaint Petition on a Notarized Affidavit annexing therewith self attested supporting documents and a signed copy of the Complaint Petition and send the</p>	

original Affidavit to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 15 (fifteen) days from the date of receipt of this order through email.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested supporting documents, if any, and send the original to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within 15 (fifteen) days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

The Respondent is further directed to specifically mention in his affidavit, as mentioned above, the timeline within which the formation of Association will be completed in the said project as prayed by the Complainant.

Fix **03.10.2023** for further hearing and order.



(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