

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

Complaint No.WBRERA/COM000646

Merlin Projects Limited..... Complainant

Vs

Mamta Rani Karua..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 21.11.2024	Mrs. Deepa Das (Mob. No. 9836301188 & email Id: deepa.das@merlinprojects.com), being the Authorized Representatives of the Complainant Promoter Company, is present in the physical hearing filing authorization and signed the Attendance Sheet. Respondent-Allottee Ms. Mamta Rani Karua (Mob. No. 8420568597 & email Id: mamtakarua@yahoo.co.in) is present in the physical hearing and signed the Attendance Sheet. Heard both the parties in detail. The Complainant stated that no amicable settlement was achieved between the parties within the time frame fixed by the Authority vide earlier order dated 09.08.2024 and now they prayed for cancellation of the Agreement and de-registration of the same before the Registering Authority. After hearing both the parties and going through the Affidavits and other relevant documents the Authority is hereby pleased to give the following directions:- As the Respondent failed to make payments against consecutive demands made by the Promoter, the allotment in favour of the Respondent shall be cancelled by the Complainant with cancellation of the Agreement for Sale signed between the parties and the Complainant shall refund the Respondent her invested money deducting the GST amount already paid by the Complainant and cancellation charge of Rs.10,000/- through Bank Transfer. The Complainant is allowed to de-register the previous Agreement for Sale in the office of the concerned ADSR.	

The Respondent will observe his formalities in this regard as per provision of relevant Act.

The Additional Registrar of Assurances – IV, Kolkata is directed to take necessary steps for de-registration of the said Agreement for Sale by the Complainant unilaterally.

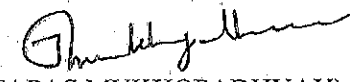
After de-registration of the Agreement for Sale and cancellation of the Agreement and termination of the Allotment of the Respondent Allottee, the Complainant shall be at liberty to allot the same to any other Person.

With the above directions the instant matter is hereby disposed of.

Let the copy of the order be served to both the parties immediately.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority