

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

Complaint No.WBRERA/COM 000718

Merlin Projects Limited Complainant

Vs.

Sunil Sikaria & Anr. Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 28.07.2025	Smt. Prachi Gourisaria being Authorized Representative of the Complainant Company is present in the hearing physically filing hazira and signed the Attendance Sheet. The Respondent Sunil Sikaria along with Advocate Jayshree Saha is present in the hearing today physically and through online mode respectively signing Attendance Sheet and filing hazira. Respondent submitted Affidavit in response to complaint petition as per order of the Authority dated 21.11.2024, which has been received by this Authority on 09.12.2024. Heard both the parties in detail. The Respondent on their Affidavit prayed for one year time to complete the entire sell transaction by liquidating the outstanding dues of the Complainant to the tune of Rs.21,43,888/- (as mentioned in the complaint) along with subsequent demands, (if any) notices of which has not been served upon the Respondent, along with the interest as the prevailing Banking Rate within a period of one year by 6(six) installments. The Complainant did not give consent to the proposal of the Respondent and submitted that the entire payment excluding the interest accrued their on (which may be paid at the time of possession) shall have to be paid within September, 2025. After hearing both the parties, the Authority is hereby pleased to give the following directions:- The Respondent shall complete entire payment of the outstanding dues along with the subsequent demands, notices of which have already been served	

upon the other Allottees, but not served upon the Respondent as yet due to non-payment of the already raised demands by the Respondents, within **3(three)** months from the date of receiving this order by speed post or by email, whichever is earlier.

The Authority shall review this matter on the next date of hearing.

Fix **12.12.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority