

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

Complaint No.WBRERA/COM001109

Merlin Projects Ltd Complainant

Vs

Ritu Agarwal & Ashok Agarwal.....Respondents

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 30.04.2025	Smt. Deepa Das (Mobile - 9836301188, email - deepa.das@merlinprojects.com), Smt. Samanya Sengupta and Smt. Prachi Gourisaria being Authorized Representatives of the Complainant Company are present in the hearing physically filing Authorization and signed the Attendance Sheet. Respondents-Allottee is present in the hearing through online mode. He is directed to send his hazira through email to the Authority immediately after today's hearing. Complainant submitted Notarized Affidavit dated 29.04.2025, containing its total submission regarding this Complaint Petition, as per the last order of the Authority dated 20.02.2025, which has been received by this Authority today at the time of hearing. Let the said Affidavit of the Complainant be taken on record. Respondent did not submit any Affidavit till today. Heard both the parties in detail. After hearing both the parties, the Authority is hereby pleased to give the following directions:- - A physical inspection of the flat of the Respondent-Allottees shall be arranged by the Complainant, in consultation with the Respondents, within 15 days from today; and - Complainant shall send the hard copy of its Affidavit to the Respondent within 7 days from today and also send an email to the Respondent-Allottees giving a detailed statement of how much installment payment is due from the Respondent with copy of the said email to the Authority; and - The Respondent-Allottee shall submit their Written Response on a Notarized Affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested copy of supporting documents, if any, and send the 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 the hard copy of the Affidavit of the Complainant; and

- d) Respondent shall specifically state in their Affidavit when and how they will make payment of the due installments, as per the detail statement of due installments sent by the Complainant through email; and
- e) Respondent-Allottee is hereby given the last chance to file Affidavit, failing which, the Authority may proceed with ex-parte hearing and disposal of this matter on the next date of hearing and no more chance / opportunity shall be given to the Respondent-Allottee to file Affidavit on the ground of speedy disposal of justice as per section 29(4) of the Real Estate (Regulation and Development) Act, 2016; and
- f) Let the copy of this order as well the hearing notice for the next date of hearing be sent through speed post as well as by email.

Fix **23.06.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority