

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

Complaint No.WBRERA/COM001058

Merlin Project LTD..... Complainant

Vs.

Mr. Shajahan Hazra..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 13.03.2026	<p>Ms Prachi Gourisaria being Authorized Representative of the Complainant Company is present in the hearing physically and signed the Attendance sheet.</p> <p>Respondent is absent in the hearing without any intimation, despite due service of hearing notice through email. Respondent was also absent in the first hearing without giving any prior intimation.</p> <p>Complainant stated that Respondent is not responding to any of the email communications made by them. By such actions the Respondent is Violating Orders of the Authority on every occasion.</p> <p>Complainant prays before the Authority to allow for cancellation and de-registration of the Agreement for sale as per terms and condition of the Agreement for sale as well as RERA provisions.</p> <p>Now, after hearing both the parties, the Authority is hereby pleased to give the following directions:-</p> <p>A. This Authority has no objection if the Agreement for sale executed between the parties on 28.02.2024 in regard to the Apartment, Being No-8H, block-B6 in the project of the Complainant "MERLIN RISE SPORTS REPUBLIC PHASE-1A", is cancelled by the Complainant unilaterally with forfeiture of booking amount and refunding the balance amount, if any, paid by the Complainant as per the Agreement for sale executed between the parties on 28.02.2024, within 45(forty-five) days executed the date of receipt of the Authority through email.</p> <p>B. The Deed of cancellation of the said Agreement for sale may be registered unilaterally by the Complainant.</p> <p>C. The concerned Additional Registrar of Assurance-IV, Kolkata, shall arrange for de-registration of the said Agreement for sale dated 28.02.2024 as submitted by the Complainant unilaterally 190403740 for the year 2024 and recorded in block No. I, volume No. 1904-2024, Pages from 211364 to 211459, from Additional Registrar of</p>	

IV, Kolkata, the said unit was registrar in favour of the Respondent.

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

With the above directions the matter is hereby disposed of.

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



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)
(Member)

West Bengal Real Estate Regulatory Authority