

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

Complaint No. WBRERA/COM 001334

Neeraj Agarwala Complainant

Vs

Merlin Ganges Project Respondent

| Sl. Number and date of order | Order and signature of the Authority | Note of action taken on order |
|------------------------------|--|-------------------------------|
| 02 16.03.2026 | <p>Complainant (mobile :- 9434359117 & email :- neerajagarwala@gmail.com), is present in today's hearing physically and signed the attendance sheet.</p> <p>Smt. Deepa Das (mobile no:- 9836301188 and email id :- deepa.das@merlinprojects.com) along with Ms. Samanya Sengupta and Ms. Prachi Gourisaria, being the Authorized Representatives of the Respondent Company are present in today's hearing physically and signed the attendance sheet.</p> <p>Both the parties submitted affidavit as per the order of the Authority dated 27.08.2025.</p> <p>Complainant has submitted a rejoinder affidavit on 13.02.2026, and a sur-rejoinder has also been submitted by the Respondent dated 16.03.2026 in response to that rejoinder affidavit of the Complainant.</p> <p>Complainant stated that even after constant persuasion and payment of full consideration amount the flat in question is not handed over to him by the Respondent as yet. Complainant seeks early handover of possession of his flat along with execution of Deed of Conveyance. Complainant submitted before the Authority to clause 7.2.1 of the Draft Sale Deed appearing under the heading "Covenants of the Allottee" which he has objected before the Respondent vide letter dated 13.10.2025.</p> <p>The authorized representative of the Respondent stated that due to such short notice they were unable to manage any Counsel on behalf of them, for which, they prayed for a short adjournment of today's hearing before the Authority. They further stated that the flat is ready for possession and the process of execution of Deed of Conveyance is going on.</p> <p>After hearing both the parties, the Authority is hereby pleased to grant the prayer of the Respondent for seeking a short date to respond to the subject as raised by the Complainant in the referred letter.</p> | |

Fix **09.04.2026** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority