

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
01 27.08.2025	Complainant (mobile :- 9434359117 & email :- neerajagarwala@gmail.com), is present in today's hearing physically and signed the attendance sheet. Smt. Deepa Das (mobile no:- 9836301188 and email id :- deepa.das@merlinprojects.com) along with Samanya Sengupta and Prachi Gourisaria, being the Authorized Representatives of the Respondent Company are present in today's hearing physically and signed the attendance sheet. Heard both the parties in detail. As per the Complainant he booked a flat in "Merlin Element", Block - 2F Unit 3-I in 25th April 2019. As per Agreement for Sale dated 19.06.2019, the project was to be completed by June 2023 but till date he did not get possession of the flat in spite of several communications made by him to the Respondent Promoter in this respect. The Complainant also stated that the full consideration amount has already been paid and he has taken loan of Rs. 75,00,000/- from State Bank of India for the above flat and paying installments for the same. The Respondent stated that the flat is ready for possession and process for execution of Deed of Conveyance is going on. After hearing the Complainant, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions: - The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 15 (fifteen) days from the date of receipt of this order of the Authority by email.	

The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested 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 soft copies, within **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix after **6(six) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority