

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

Complaint No. WBRERA/COM000656

Merlin Projects Limited..... Complainant

Vs

Jiyarul Sardar & Anr..... Respondents

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 08.04.2024	<p>Ms. Deepa Das (Mob. No. 9836301188 &amp; email Id: <a href="mailto:deepa.das@merlinprojects.com">deepa.das@merlinprojects.com</a>) and Mr. Gautam Ray being the Authorized Representatives of the Complainant Promoter Company are present in the physical hearing filing authorization and signed the Attendance Sheet.</p> <p>Advocate Sukalyan Naskar (Mobile - 9609186818 &amp; email - <a href="mailto:nsukalyan@gmail.com">nsukalyan@gmail.com</a>) on behalf of the Respondent and Respondent Mr. Ejarul Sardar (Mob. No. 7864972495 &amp; email - <a href="mailto:ejarulsardar633@gmail.com">ejarulsardar633@gmail.com</a>) are present in the physical hearing filing vakalatnama and signed the Attendance Sheet.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant Promoter Company, the Respondent-Allottees Mr. Jiyarul Sardar, son of Mr. Erajat Sardar and Mr. Ejarul Sardar, son of Mr. Erajat Sardar, have jointly agreed to purchase an apartment Being No. 2D, Block - 7, in the project '<b>Merlin OIKYA Phase 1</b>' on 21.11.2022 for a total consideration of Rs.21,08,400/-only (excluding taxes). That, by virtue of a registered sale agreement dated 13.03.2023, recorded in Book No. 1, Volume No. 1602-2023, Pages from 153518 to 153576, from at the office of District Sub-Registrar-II, South 24-Pgs, the said apartment was registered in favour of the Respondent herein. The said Respondent-Allottees have paid a total sum of Rs. 2,97,397/-only (excluding taxes) out of the total consideration, as mentioned above against the said apartment till 04.04.2023 and thereafter stopped making payments in spite of several communications dated 19.02.2023, 06.03.2023, 21.03.2023, 05.04.2023, 20.04.2023 and 05.05.2023 and as no response/remedy on part of the Respondent in compliance of the reminders, Complainant has finally sent a 30 days' notice dated 15.05.2023 for clearing the outstanding dues as per the said Agreement for Sale. However, no positive response and/or any further payment</p>	

has been received from the Respondents till date, in spite of the same.

Complainant prays before the Authority for the following relief:-

The Complainant Promoter Company is stuck to initiate any action in this regard as the sale agreement is registered and until necessary cancellation documents are registered they cannot initiate any action for resale of the flat to realize their sale proceeds. Hence necessary direction is to be given to the Respondents as well as the authority concern to register the cancellation document forthwith in resolution of current crisis in the matter.

After hearing both the parties, 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:-

- (a) At first both the parties are directed to take initiative from both side to mutually settle the matter and if they arrive at a mutual settlement, they shall submit a Joint Affidavit, signed by both the parties, containing the terms and conditions of the settlement, and send the Affidavit (in original) to the Authority, within **15 (fifteen)** days from the date of receipt of this order of the Authority through email.

If they fail to arrive at a mutual settlement, as directed at (a) above, then they shall submit Affidavit(s) as per the following directions:-


- (b) 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 **10 (Ten)** days from the expiry of 15 days as mentioned at (a) above.
- (c) The Respondents are 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 **10 (Ten)** days from the date of receipt of the Affidavit of the Complainant, as directed at (b) above, either by post or by email whichever is earlier.

Fix **10.06.2024** for further hearing and order.

  
(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority

  
(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority