Name and address

M/s Swapnapurti Homes

Partners: Mr. Sharad Amrut Mozar, Mr. Ashish Amrut Mozar, Mr. Balkrishna Amrut Mozar, and Mr. Sanjay Shedage

02 & 03, Ground Floor, Building No.1, Sarvoday Garden, Opp. Railway Station, Kalyan West-421 301.

IN RE: Booking and Non-Delivery of 1BHK Flat at Nerepada, New Panvel Project

Dear Sirs,

This is to bring to your kind notice that I, Rakesh Giridhari Yadav, booked a 1BHK flat measuring 450 sq.ft. in your Nerepada, New Panvel project in 2020. For this, a total consideration of Rs. 6,75,000/- was agreed upon, out of which I have already paid Rs. 3,00,000/- in multiple installments. A notarized agreement to this effect was executed on 04/01/2021. According to our agreement, the possession of the flat was to be handed over within 18 months from the date of booking. Unfortunately, this has not been the case.

Despite my repeated attempts to contact you and resolve this matter amicably, both through personal visits to the now shut-down office and via various modes of communication, there has been no response from your end. This is indeed regrettable and constitutes a breach of our agreement.

On account of your aforesaid dereliction of duty and failure and neglect to fulfill the agreement, I have suffered significant inconvenience and financial strain. It is pertinent to mention that due to the non-delivery of possession within the promised timeline, I am facing numerous difficulties, both financially and personally.

You are hereby finally called upon to:

• Hand over the possession of the aforementioned flat immediately

and/or

• Refund the amount paid i.e., Rs. 3,00,000/- with appropriate interest

and/or

• Pay compensation for the mental agony and legal costs incurred by me due to your negligence, in the sum of Rs. .............................. with interest at .................% per annum within 30 days of the receipt of this notice.

Failing which, I shall be constrained to initiate against you for redressal of my aforesaid grievances and recovery of the aforesaid amount such proceedings, both civil and criminal as are warranted by law, besides filing a complaint under the statutory provisions of The Consumer Protection Act, 2019 exclusively at your own risk, cost, responsibility, and consequences which please note.

Place: Dombivali East

Dated: [Insert Date Here]

(Signature of the Consumer)

Rakesh Giridhari Yadav

B-502, Chandresh Udyan, Lodha Heritage, Desale Pada, Dombivali East 421 201