Name and address

Mr. Rakesh Shripat Singh

R.K. Builders and Developers,

24/25, Ground Floor, Building No.5, Near Sarvoday Nagar,

Bhanusagar Theatre, Kalyan (West)

IN RE: Memorandum of Understanding (MOU) for a room in Bhavya Gharkul Yojana at Dhokali.

Dear Sir,

This is to bring to your kind notice that I, Mr Bijay Nitay Pal, entered into a notarised Memorandum of Understanding (MOU) on 27/03/2020 for the purchase of a room in the project Bhavya Gharkul Yojana at Dhokali, from your esteemed establishment for a consideration of Rs. 5,50,000/- paid.

The said project is suffering from the following defects:

(i) Incomplete Construction.

(ii) Non-delivery of possession and failure to complete the sale agreement.

(iii) Promises made regarding the project were not kept.

I have reported the above matter to you through several attempted communications demanding a refund and sent multiple letters for the title documents, but despite all my pleadings, you have not made good the defect in the services, which is indeed regrettable. On account of your aforesaid dereliction of duty and failure and neglect to rectify the same, I have suffered mental agony and incurred expenses for which you are liable to compensate me.

You are hereby finally called upon to:

• Remove the said defects in the project.

• Return the price/ charges paid of Rs. 5,50,000/-.

• Pay compensation for mental agony and litigation costs in the sum of Rs. 2,20,000/- (Rs. 2,00,000/- for mental agony and Rs. 20,000/- for litigation costs) with an interest of \_\_\_\_\_\_\_% 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 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: Thane (West)

Dated: [Today's Date]

(Signature of the Consumer)

Mr. Bijay Nitay Pal

Sarkar Darshan, B/4th floor, Room no.40, Kisan Nagar, Wagle Estate, Thane (West)