Date: 24/02/2023

To,

M/s. KARRM Infrastructure Pvt. Ltd.

Through its Directors

Mr. Sanjiv Naresh Sawant

Mr. Ganesh Mahadev Murkar

Mr. Ramakant Subhash Jadhav

Mr. Rupesh Murlidhar Gandhi

Office Address: Malhar Apartment, 1st Floor,

Above Reliance Fresh, Near Malhar Cinema,

Naupada, Thane (W) 400602

Sub: Notice before filing consumer complaint against M/s. KARRM Infrastructure Pvt. Ltd. and its Directors for failure to handover possession of flat no. 201 booked in Karrm Residency, Shahpur, Thane.

Dear Sir/Madam,

This notice is regarding flat no. 201 admeasuring 479 sqft on the 2nd floor in Building no. 109, known as ‘Pawan, B wing’, Sector-4, Karrm Residency, Shahpur, Thane booked by me from your company as per allotment letter dated 13/06/2020 vide Agreement for Sale executed on the same date.

I have paid the total consideration amount of Rs. 8,98,750/- for the flat and further sums of Rs. 1,04,832/- towards VAT, registration charges and stamp duty, amounting to Rs. 10,03,582/- in aggregate. Despite having received the full payment, you have failed to handover possession of the flat to me as per the committed timeline of December 2020.

Your failure to handover possession, even after repeated requests and follow-ups, amounts to deficiency in service, unfair trade practice and breach of contract. I have suffered immense mental agony, harassment and financial losses due to the inordinate delay in getting possession.

You are hereby called upon to handover possession of the aforesaid flat within 30 days from the date of receipt of this notice, failing which I shall be constrained to initiate suitable legal proceedings against you and your directors, including filing a consumer complaint before the appropriate consumer forum. I also intend to claim compensation for the losses suffered by me quantified at Rs. 1,00,000/- along with litigation costs and interest.

I trust you will take remedial action and handover possession at the earliest to avoid legal recourse.

Thanking you,

Yours faithfully,

(Mr. Santosh Shridhar Kadam)

Flat No. 104, Plot No. B-37,

Sector-23, SeaWoods Dharave,

Nerul (East), Navi Mumbai 400706

Enclosures: Copy of allotment letter and receipts evidencing payment