Name and address:

M/s. Rashmi Realty Builders Pvt. Ltd.

Directors: Mr. Yogesh Pranjivan Bosmiya & Mr. Deepak Pranjivan Bosmiya

B/215, Shanti Shopping Centre, Opp. Railway Station, Mira Road (East), District Thane.

IN RE: Non-delivery of Possession of 2-Room Kitchen Flat

Dear Sir,

This is to bring to your kind notice that we, Mrs. Leena William Koli and Mr. William Philip Koli, residing at 2/11, Koli Samaj CHS, Sewri, Mumbai 400 015, had booked a 2-room kitchen flat from your esteemed organization, M/s. Rashmi Realty Builders Pvt. Ltd., for a total consideration of Rs. 15,00,000/- as per verbal agreement though the MOU states Rs. 12,50,000/-. An initial booking amount of Rs. 2,50,000/- was paid in cash followed by another Rs. 2,50,000/- at the time of the MOU and thereafter, 50 instalments of Rs. 10,000/- per month amounting to a total of Rs. 10,00,000/- paid till date.

However, it is deeply regrettable to note that despite full payment, the construction of the said flat is yet to be completed, and the possession has not been delivered to us as promised. We have reached out to your office on several occasions seeking either the delivery of possession or a full refund but to no avail. This has caused us substantial mental anguish and financial loss.

You are hereby finally called upon to:

Ensure immediate completion of the flat and handover possession,

and/or

Refund the amount of Rs. 10,00,000/- with interest at the rate of 12% per annum from the date of the last payment,

and/or

Pay compensation amounting to Rs. 2,00,000/- for the mental harassment faced by us,

and/or

Cover litigation costs amounting to Rs. 20,000/-,

within 30 days of receipt of this notice, failing which we shall initiate legal proceedings against you, seeking redressal for our grievances and recovery of the aforementioned amounts under the provisions of The Consumer Protection Act, 2019. This action shall be exclusively at your own risk as to costs and consequences.

Place: Mumbai

Date: [Current Date]

Signature of the Consumer

Mrs. Leena William Koli and Mr. William Philip Koli