**NOTICE BEFORE FILING THE COMPLAINT**

**Name and address**

M/s Aditya Builders and Developers. A Partnership Firm Having its Office at Sincro Towers B-2, 2nd Floor, Behind Margao Municipality, Margao Salcette – Goa- 403601

IN RE: Deficiency of Service and Fraud regarding residential flat in "Perry's Arcade" project

**Dear Sir/Madam,**

This is to bring to your kind notice that I had purchased a residential flat measuring 83.5 sq.m. in your housing project "Perry's Arcade" for a consideration of Rs. 7,34,800/- paid in full vide agreement dated 10.04.2019.

The said service is suffering from the following defects: (i) Failure to execute the sale deed in my favor despite full payment (ii) Deliberate retention of possession and control of my paid-for residential flat

I have reported the above matter to you several times verbally, but despite all my pleadings, you have not rectified the deficiency in services, which is indeed regrettable. On account of your aforesaid dereliction of duty and failure and neglect to rectify the same, I have suffered immense harassment, tension, and agony.

You are hereby finally called upon to: (i) Execute the sale deed of my flat within 30 days of receipt of this notice (ii) Pay compensation for mental pain, agony, and harassment in the sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) 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: Margao, Goa Dated: [Current Date]

[Your Signature]

Mrs. Swati Joshi

Flat No. BF-3, 1st Floor, Perry's Arcade, Near Sharda Classic, Fatorda, Margao – Salcette Goa- 403602