To,

The Directors M/S. GHD Infra Developers Pvt. Ltd.

17-18, Plot No. 15,

Journalist Colony, Behind Sai Service Showroom,

Porvorim, Bardez, Goa - 403521

Sub: Legal Notice regarding deficiency in service and unfair trade practice

Dear Sir/Madam,

I, Mrs. Lata Yuvraj Kandekar, resident of Mumbai, Maharashtra, through my legal counsel hereby serve upon you this legal notice.

1. That I booked a residential flat bearing No. 003 in Building No. 1 named “Aangan” in your real estate project situated at Dodamarg, Maharashtra for a total consideration of Rs. 26,30,495/- (Rupees Twenty Six Lakhs Thirty Thousand Four Hundred Ninety Five Only).
2. That as per the mutually agreed payment plan, I paid an amount of Rs. 5,31,360/- (Rupees Five Lakhs Thirty-One Thousand Three Hundred Sixty Only) in multiple installments, the receipts of which are enclosed herewith.
3. As per our agreement, you were required to construct a sample flat by November 2020 for my approval, failing which the booking would stand canceled and the entire paid amount refunded to me.
4. despite the inordinate delay, the sample flat is not yet ready leading me to cancel the booking vide my email dated 22/04/2021. However, you failed to refund the paid amount of Rs. 5,31,360/- in blatant violation of the terms of our agreement.
5. That your arbitrary conduct has resulted in a deficiency in service and unfair trade practice under the Consumer Protection Act, 2019. Despite the service of a legal notice dated 13/08/2021, you have persisted in the non-redressal of my grievance.

In light of the above, I call upon you to refund the entire paid amount of Rs. 5,31,360/- along with interest @ 18% p.a. from the respective dates of payment within 15 days of receipt of this legal notice, failing which I shall be constrained to initiate appropriate legal proceedings against you in the competent Consumer Dispute Redressal Forum to protect my rights and interest, besides claiming heavy compensation and legal costs.

Please treat this as the final opportunity to comply with the above notice, failing which the onus and consequences shall rest solely upon you.

Yours faithfully,

Mrs. Lata Yuvraj Kandekar