

Ref.No. GM/HLoan/Personal/01 dtd 18.11.2015

M/s Sonarfon Projects,  
P-188, Rajarhat Road,  
Kolkata - 700 157

From: Mr Gautam Mukherjee  
Mrs Sampa Mukherjee  
1/B Tangra Govt Housing Est  
40/1 Tangra Road  
Kolkata - 700 015

Kind Attention: Mr. Amitava Roy

Dear Sir,

Re: Non allotment of flat no 404 in Block C at Pather Panchali, Kalu Khan Road, Boral Garia, Kolkata - 700 0154

Vis-a-vis

Our demand for refund of entire money invested towards booking of one flat no 404 in block C, at Pather Panchali, Kalu Khan Road, Boral Garia Kolkata - 700 0154 following your failure to hand over the said flat even after expiry of deadline and our repeated reminders to your representative for completion and handing over the flat

Ref. Your letter no: AL/PP/C/404/01 dt 04.04.2016

With reference to the above, I would like to bring the following facts to your kind notice for your kind perusal and taking remedial measures:-

1. That in response to our application dt. 03.03.2016, you had provisionally allotted a flat bearing no 404 in block C on the 4th floor at Pather Panchali situated at Boral, Paschim Nischintapur, Kolkata-700154 vide your letter no AL/PP/C/404/01 dt. 04.04.2016, at a consideration price of Rs 26, 62,400 towards the cost of the said flat measuring 1024 square feet (Flat type - 3 BHK, Flat number 404, 4th floor, Block C) against payment of booking money of rupees 1 04,661=00 (Rupees One Lakh Four Thousand Six Hundred and Sixty One only) vide cheque no: 021024 dated 2nd March 2016, tendered before you and duly acknowledged by you.
2. that we have, by now, paid a sum of Rs 19,88,843=00 (Rupees Nineteen Lakh Eighty Eight Thousand Eight Hundred Forty Three only) through State Bank of India (our Banker) and Rs 3,27, 840=00 (Rupees Three Lakh Twenty Seven Thousand Eight Hundred Forty only) directly to you aggregating to Rs 23,16,683=00 (Rupees Twenty Three Lakh Sixteen Thousand Six Hundred Eighty Three only) We had also made payment of legal charges of Rs 20,000 and paid installments of Rs 6,06,693=00 (Rupees Six Lakh Six Thousand Six Hundred Ninety Three only). Thus total payment made by us stands at Rs 29,23,376=00 (Twenty Nine Lakh Twenty Three Thousand Three Hundred Seventy Six only) (See Annexure A)



3. That You have failed to deliver the possession of the said flat which was scheduled to be handed over latest by 31.12.2018 causing tremendous monetary loss and mental agony and we had to spend a lot of money for temporary accommodation for our stay.
4. That we have availed a loan from State Bank of India, RACPC, South kolkata, the financing Bank is pressing us hard to make payment of installments which we have failed to comply with. The bank has threatened us with legal action if EMIs are not regularised forthwith, even though we are yet to get possession of the flat as per the terms of the contract.

In the above backdrop, you are advised either to deliver the flat and in default payback the entire amount of Rs 52,39,00=00 (Rupees Fifty Two Lakh Thirty Nine Thousand only) (as per Annexure-A) within 15 days from the date of receipt of this letter failing which appropriate action will be taken against you as may be deemed fit and proper as per law of the land.

Thanking You,  
Yours Faithfully,



(GAUTAM MUKHERJEE)

(SAMPA MUKHERJEE)

Encl: As stated

## ANNEXURE - A

1. Payment made to you by the bank (SBI)	: Rs 19,88,843.00
30.11.2016 - Rs 10,57,693.00	
25.01.2017 - Rs 2,78,221.00	
05.12.2017 - Rs 2,66,240.00	
05.11.2018 - <u>Rs 3,86,689.00</u>	
<u>Rs 19,88,843.00</u>	
2. Payment made to you directly by us	: Rs 3,27,840.00
1) 03.03.2016 - Rs 1,04,661.00	
2) 03.04.2016 - Rs 1,71,230.00	
3) 21.04.2016 - Rs 20,000.00 (Paid in cash to M/s Dey Realty Pt Ltd towards legal charges)	
4) 05.11.2018 - <u>Rs 31,949.00</u> (Paid to you the difference of GST & 4% tax	
<u>Rs 3,27,840.00</u>	
3. Payment made to bank as EMI	: Rs 6,06,693.00
4. Insurance premium as charged by the bank	: <u>Rs 1,06,834.00</u>
	<b><u>Rs 30,30,210.00</u></b>
Rounded off	: Rs 30,30,000.00
Compensation for non delivery of the flat	: <u>Rs 10,00,000.00</u>
Add: Penal interest @10%	Rs 40,30,000.00
(4,03,000X3=)	: <u>Rs 12,09,000.00</u>
	<b><u>Rs 52,39,000.00</u></b>

**(Rupees Fifty Two Lakh Thirty Nine Thousand only)**