

Date : 06 .01.2018

To
Mr. Bharat Naskar,
Managing Director,
M/s. Manapriyo Real Estate Pvt Ltd
111/A Jodhpur Garden 1st and 2nd Floor
Kolkata 700045

Re: Letter of demand for Registration of the Plot
numbers 27, 36, 220,221,232,233 — Lying
and situated at KALYANI CITY ENCLAVE

My Clients:- Mr Arindam Mitra, and
Mrs Shyamali Mitra

Sir,
Please be informed that under the instruction from my Clients the
letter of demand for registration is being addressed to your good self.

Your good self is aware of the fact that my Clients in good faith had
entered into six Agreements for Sale for residential plot of land with your
good self.

It is pertinent to mention here that prior to any Agreement, your
goodself had provided a "Company Brochure" and relying upon that my
aforesaid Clients had entered into six Agreements for Sale with your
goodself. All the six Sale Agreements were appended with your "Company
Brochure" containing details of your residential project name as "KALYANI
CITY ENCLAVE".

It is further pertinent to mention here that my Clients had already
paid the full Consideration amounts towards five out of all the six plots
mentioned in the abovementioned Agreements for Sale. In case of plot No 36,
few dates for payment of monthly instalments are yet to occur for which only
a small amount totalling around Rs 60,000/- is due. My clients assured you
to pay that small amount whatsoever at once in full on the date of
registrations.

My Clients requested your good self for Registration of all the plots but unfortunately your good self does not paid necessary attention towards that even though reasonable time has already elapsed after payment of full registration prices by my clients

Subsequently, in several occasions my Clients had made several requests to your goodself through e-mails, letter by registered post, letter by speed post, by way of meeting with you in person attending in your office and even tried to contact over telephone for the said Registration but your goodself is noticed to be absolutely reluctant to make any arrangement required for the same even after the reasonable period of time is over long ago after full payment as stated above.

After maintaining a prolonged silence, your goodself therefore sent four SAMPLE "Deed of Conveyances" to my Clients, as because full consideration amount for the plot of lands are paid by my clients to you, and thereby you showed some interest towards the Registration of the subject plot of lands.

It is pertinent to mention here that among those four above referred SAMPLE "Deed of Conveyances", Two of the of Conveyances bear wrong name of the Purchaser, the third indicate wrong PLOT No and the other two wrong quantum of land which are intended to be registered and were wrongly demarcated, also in one of them the detail description of "Power of Attorney" is found to be of different description from that of the other two, in addition to several other errors.

Under such uncertainties and incorrectness from your end, my Clients could not rely on you further and thereby having no other alternative and therefore decided to prepare all the six deed of conveyances through me and thereby making another request to your good self to approve/accept/partially add/partially remove/fill up the gaps etc. in the DRAFT conveyance (if required any from your end for correction) and also to make an arrangements for the registration after my client's final acceptance.

Please take note that your good self is again requested to make correct and proper demarcation of the plots in the abovementioned Six Deed of Conveyances, DRAFT of which are attached herewith and also to make arrangements for all the six plots, in accordance with the terms of the agreements for sale, so that my Clients could avail all facilities and utilize the property for their appropriate purpose for which they have paid the full prices and made a considerable investment long ago.

Please further take note that the execution of all the above mentioned request and/or demand are needed to be fulfilled from your end within 15 days of the receipt of this Demand Notice or else my Clients would have no other option but to take recourse to the appropriate legal forum so as to safeguard themselves for their survival and sustenance. Awaiting your early response.

Thanking you,

Yours' truly

Suman Adhikary

SUMAN ADHIKARY
Advocate
High Court, Calcutta

Enclosed:—

1. Draft deed of conveyance for sale — for Plot No 27 at Kalyani City Enclave.
2. Draft deed of conveyance for sale — for Plot No 36 at Kalyani City Enclave.
3. Draft deed of conveyance for sale — for Plot No 220 at Kalyani City Enclave.
4. Draft deed of conveyance for sale — for Plot No 221 at Kalyani City Enclave.
5. Draft deed of conveyance for sale — for Plot No 232 at Kalyani City Enclave.
6. Draft deed of conveyance for sale — for Plot No 233 at Kalyani City Enclave.

Residence : 100/2, Gopal Lal Tagore Road, Flat No. 4, 2nd Floor, Kolkata - 700 013
Mobile : 9830364017, E-mail : suman.adhikary17@gmail.com

Track on www.india.gov.in

SP-POD GHUGHUDANGA P
GSTIN No: 19AAAGC0817L1Z4
EW3603772251N
Counter No:1, OP-Code:124
To: BHARAT NASKAR, 151/A J GARDEN
Kolkata, PIN:700045
From: SUMAN ADHIKARY, 4A C H STREET KOL-1
Wt:44grams, 06/01/2018, 13:04
Amt:47.00
CGST @% 3.5, SGST @%: 3.50