



**KHAITAN
& CO LLP**

Advocates since 1911

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Our Ref: SNP

13 August 2018

The Managing Director
Janapriyo Real Estate Private Limited
151A Jodhpur Gardens, 2nd Floor,
Kolkata 700045

Dear Sir

Our Client: Arindam Mitra of Flat 5, 1 M B Road Geetanjali Apartment,
Post & PS Belghoria, Kolkata 700056.

Under instructions from and on behalf of our client above named we write to you as follows:-

Our client state that he had entered into four agreements for sale with your company all dated 19th January 2014 for total 16 Cottah of land divided into four adjacent plots being plot numbers 233, 232, 221 & 220 of 4 Cottah each in your Kalyani City Enclave project. According to the terms of the agreements all dated 19th January 2014 our client had paid the full consideration amount in terms of the said agreement. Our client state that inspite of receipt of the full consideration amount, you have failed and/or neglected to execute the registration of the Deed of Conveyances in favour of our client.

Our client had repeatedly request you both verbally and through letters and emails reminding you to execute the registration of the Deed of Conveyances in his favour but you failed neglected to act upon such requisition. Ultimately finding no other alternatives our client was forced to lodge police complaints with the Lake Police Station on 22.03.2018. thereafter ultimately you did send four draft sale deeds to our client for approval. After going through the said draft sale deeds our client was shocked and surprised to learn that the schedule of the plots and land are completely different from the schedule of the agreement for sale dated 19th January 2014. After thorough checking it was revealed that the Dag Nos Khatian Nos and butted and bounded are also different. Our client did issue a letter dated 29.07.2018 in your favour containing the details of the differences to you asking for clarifications of the same but our client is yet to receive any reply of the same.

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In the above facts and circumstances we do hereby call upon you to let us you're your convenient day , date and time to hold a meeting with our client in our presence at our office any day between 4pm to 7 pm to clarify and dissolve all the issue forthwith upon receipt of this letter, failing which, our client will seek appropriate legal remedy both civil and criminal against you without any further reference and you shall be liable for all cost and consequences which please note.

Kindly acknowledge receipt.

Yours faithfully
For Khaitan & Co., LLP

(S N Pyne)

Copy to:
Mr Arindam Mitra
Kolkata