

Chandan Mitra  
Advocate  
Alipore Judges Court

**Residence & Chamber**  
1 A/3, Ramlal Agarwal Lane,  
Kolkata – 700 050.  
DELTA HOUSE  
11<sup>th</sup> Floor, Room No. 11C  
4 Govt. Place (North), Kolkata – 700 001  
Phone No.: (033) 2557- 8060 (R)

**Registered With A/D**

Date: 25.03.2019

To,  
Mr. Arindam Mitra,  
S/o. Madan Mohan Mitra,  
1, M.B. Road, "Geetanjali Apartment",  
Flat No. 5, P.O. & P.S. – Belghoria,  
Kolkata – 700056, West Bengal

Sir,

**Sub:-**

Cancellation of Agreement for sale dated 19<sup>th</sup> Jan' 2014, entered into by and between you and my client M/s. Janapriyo Real Estate Pvt. Ltd.

**My Client:-**

M/s. Janapriyo Real Estate Pvt. Ltd.  
51/A, Jodhpur Garden, P.S. – Lake, Kolkata -700045

Under instruction from my client and as its legal agent, I am giving you notice as under:  
You entered into an unregistered Agreement for sale in a Ten Rupees Stamp Paper on 10<sup>th</sup> October 2014 for purchasing a plot of land, being Plot No.233, measuring 4 Cottahs more or less at a settled price of Rs.11,42,600/- being a plot in the proposed Kalyani City Enclave.

According to the said Agreement for sale you have paid entire consideration money in installments and expressed your desire to get a conveyance and you received the said draft as back as on 28/03/2018. You wrote a letter to my client raising some points of clarification and incorporation in the draft conveyance.

Incorporating the points as was requested for incorporation my client sent the draft conveyance on 12/06/2018. Surprisingly, you started sending email. When my client requested to finalize the matter incorporating your points of rectification for unknown reason you caused a letter through your legal agent M/s. Kaitan & Co. LLP on 13/08/2018 and thereafter you are continuing issuance of letters through your learned advocate as well as by you with false allegations and uncalled for threat of taking legal action against my client.

My client has taken the aforesaid threat with contempt it deserves.

As you have no intention to complete the deal by obtaining the conveyance executed and registered in your favour by my client therefore my client has constrained to cancel the said agreement with immediate effect forfeiting the money you have paid..

Thanking you,

Yours Truly,

*Chandan Mitra*