

To,

Date: 15th June'19

The General Manager,

USASHI REALSTATES PRIVATE LIMITED (PAN-AAFCD0790C)

594/1, Dakshindari Road, Bima Abasan, Flat NoE2/1, First Floor,

Post Office – Shreebhumi, Police Station – Lake Town,

Kolkata-700048.

Sub. : Return money against Application No: PTP2461 .

Dear Sir,

I had book a 2BHK flat (Block-P22/2 Floor-3rd)SE in Usahi Realstate Pvt Ltd under "Usashi Prince Town Platinum" project, Application No-PTP2461 dated-30.09.2016, with amount INR.1,50,000 (One Lakh Fifty thousand only). Agreement for sale was made on 05.10.2017, on that I had paid amount INR. 1,08,000 (Rupees, One Lakh Eight thousand Only), Till date I have paid total amount INR. 2,58,000 (Rupees Two Lakhs Fifty Eight thousand Only).

You have not provided any information about the project since the agreement for sale. I also mailed you on 11.04.19 but did not get any reply. I also visited the project 4-5 times but there also did not get any development on the ground. There, I came to know that there is a land dispute problem and many other problems also, that you will not be complete your project on time. When I contacted your Employee Pradeep Ji, he also gave information that the project will not be complete at time for many reasons. You have booked us with false information. You are cheated me. Due to wrong information, the project is not being completed on time, which has led to stopping money from my 2.5 years.

You are requesting to kindly return my deposit money with interest within 7 working days in bellow mention account details otherwise i will take proper legal action against you:-

Malati Mukherjee

State Bank of India,

Ac/No-61284115923

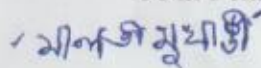
IFS Code :SBIN00031920

Chingrighata Branch.

Your kind action in this matter will be highly appreciated.

Thanking you,

Yours faithfully,



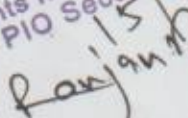
[Malati Mukherjee]

Following Xerox documents are attaché.

A. Money Receipt of Rs. 2,58,000/-

B. Agreement for Sale.



RECEIVED
(Contents not Verified)
AT PIO Section
Date:- 15/06/19
Sign:- 

Ref No: OC/19/00914
Date: 9th July, 2019

TO,
MS. MALATI MUKHERJEE
C/O MANOJ MUKHERJEE 4 PURBAYAN 1ST FLOOR
CANAL SOUTH RD. NEAR FISH KANTA
CHINGRIGHATA
KOLKATA-700105
Mobile: 9831902836

Sub: Your request for Cancellation of Flat Booking (Application No.KTN002461).

Ref.: Your letter dated 15th June, 2019.

Dear Sir / Madam,

Greetings of the Day!!

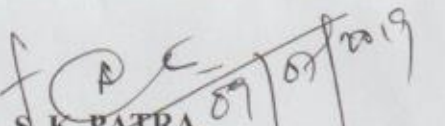
We are in receipt of your letter dated 15th June, 2019 and it is very disheartening to learn from your letter that a valued customer like you is withdrawing your support from the project.

Please do get in touch with our representative on Mobile No.919073691733 or visit our office and meet him in person, as the concerned person is taking care of the refund procedure and allied matters related to refund, so please do get in touch with him.

Thank you for being a valued customer and we truly appreciate your business and look forward to serving you quality homes again in the future.

Thanking you and assuring you of our best services at all times, we remain,

Yours faithfully,
for USASHI REALSTATES PVT.LTD.


S. K. PATRA.
AUTHORIZED SIGNATORY.

Dial 180 186 8888



RWD24107883TH IVR:82
SL RECEIPT NO (700010)
Counter No:125/07/2019,13:05
To:THE GENERAL M.USACHI REALSTATE
PIN:700048 Shreebhumi S.O
From:MALATI MUKHERJEE,KOL
Wt:20gms
Amt:25.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 1800 266 8888>

Date: 22nd July'19

AN-AAFCD0790C)

2/1, First Floor,

Post Office – Shreebhumi, Police Station – Lake Town,

Kolkata-700048.

Sub. : Return money against Application No: PTP2461 .

Ref : Your Letter dated 9th July,2019. Receipt dated-11th July,2019.Ref No:OC/19/00914

Dear Sir/Madam,

I have receipt of your letter dated 9th July.2019 and it is very disheartening to got your letter after 27 days. Due to some medical problem i am not able to go your office. So you are requesting to kindly please provide in written to when you are releasing my application money with interest.

You are requesting to kindly return my deposit money with interest within 7 working days in bellow mention account details.:-

Malati Mukherjee
State Bank of India,
Ac/No-61284115923
IFS Code :SBIN00031920
Chingrighata Branch.

Your kind action in this matter will be highly appreciated.

Thanking you,

Yours faithfully,

Malati Mukherjee

[Malati Mukherjee]



CIN No-U45400WB2013PTC198195

RefNo: OC/19/01011

Date : 2nd August, 2019

TO,

MS. MALATI MUKHERJEE

C/O MANOJ MUKHERJEE 4 PURBAYAN 1ST FLOOR

CANAL SOUTH RD. NEAR FISH KANTA CHINGRIGHATA

KOLKATA-700105

Mobile: 9831902836

Sub: Your request for Cancellation of Flat Booking (Application No.PTP2461).

Ref.: Your letter dated 22nd July, 2019.

Dear Sir / Madam,

Greetings of the Day!!

We are in receipt of your letter dated 22nd July, 2019, please do get in touch with our representative on Mobile No. 09073692472 or visit our office and meet him in person, as the concerned person is taking care of the refund procedure and allied matters related to refund, so please do get in touch with him.

Thank you for being a valued customer and we truly appreciate your business and look forward to serving you quality homes again in the future.

Customer's satisfaction is a top priority for our Company. Our Support Service Numbers are: (Mobile No. : 09073692472 / 919073691733). Please do quote your Application Number / Project Name in all future correspondence.

Thanking you and assuring you of our best services at all times, we remain,

Yours faithfully,
for USASHI REALSTATES PVT. LTD.

S. K. PATRA.
AUTHORIZED SIGNATORY.

Tue, Aug 20, 10:07 PM

MANOJ MUKHERJEE <manoj10mukherjee@gmail.com>
to cs

----- Forwarded message -----

From: MANOJ MUKHERJEE <manoj10mukherjee@gmail.com>
Date: Tue 20 Aug, 2019, 8:30 AM
Subject: Return cancellation Amount.(PTP_2461)
To: <cs@ushosi.in>

Dear Sir,

This is my 3rd communication with you but still I have not got my final cancellation amount and which date same amount will deposit in my provide bank account.

You are requested to kindly provide the same within 2 working days.

MANOJ MUKHERJEE <manoj10mukherjee@gmail.com>

to cs

Tue, Aug 20, 10:08 PM

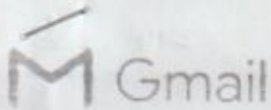
----- Forwarded message -----

From: MANOJ MUKHERJEE <manoj10mukherjee@gmail.com>
Date: Tue 20 Aug, 2019, 8:30 AM
Subject: Return cancellation Amount.(PTP_2461)
To: <cs@ushosi.in>

Dear Sir,

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You are requested to kindly provide the same within 2 working days.



MANOJ MUKHERJEE <manoj10mukherjee@gmail.com>

Payment Schedule

2 messages

Usashi Corporates- Customer Support <cs@usashi.in>
To: manoj10mukherjee@gmail.com

Fri, Sep 20, 2019 at 1:37 PM

Date - 17/09/19

TO
MS. MALATI MUKARJEE
C/O MANOJ MUKHERJEE 4 PURBAYAN 1ST FLOOR CANAL SOUTH RD.
NEAR FISH KANTA CHINGRIGHATA
KOLKATA - 700105
MOB NO - 9831902836

Sub - Refund of Payment.Ref - Your application No - PTP2461.

Respected Sir/Madam,

We would like to assure you that we will make the refund payment partly through NEFT as per the following schedule -

- 1.Rs. 44,236/- (Rupees Forty Four Thousand Two Hundred Thirty Six Only) by October, 2019.
- 2.Rs. 50,000/- (Rupees Fifty Thousand Only) by November, 2019.
- 3.Rs. 50,000/- (Rupees Fifty Thousand Only) by December, 2019.
- 4.Rs. 1,00,000/- (Rupees One Lakh Only) by January, 2020.

However, the above payment will be made subject to submitting the "Declaration Form" save and except keeping the aforesaid conditions at our office at the earliest.

Our Customer Support team are available to assist you and in this respect, please do get in touch with our representative on (Mobile No. +919073692472/+919073691733) who will be happy to assist you.

Thanking You

Yours Faithfully
For USASHI REALSTATES PVT.LTD.

S.K.PATRA.
AUTHORIZED SIGNATORY.

N.B.: We would request you to send us the original money receipt(s) and any other document(s) available with you with regard to the flat booking. If you have already submitted the documents required by us, then please ignore this.

Thanking you and assuring you of our best services at all times, we remain,

Yours faithfully,

USASHI REALSTATES PVT. LTD.



Please quote your Application No. & Project for all future correspondence.

MANOJ MUKHERJEE <manoj10mukherjee@gmail.com>
To: prchoudhary@saumyaming.com

Fri, Sep 20, 2019 at 3:08 PM

[Quoted text hidden]

Respected Sir/Madam,

Reference is made to the above subject and the same is being forwarded to you through this e-mail for your information.

Further, the above subject is being forwarded to you through this e-mail for your information.

The above subject is being forwarded to you through this e-mail for your information.

The above subject is being forwarded to you through this e-mail for your information.

Our Customer Support team are available to assist you during the working hours. In case you have any queries, please contact our Customer Support team at the above mentioned e-mail address. No. 9910723072 and 9910723073 will be happy to assist you.

Thanking You

Yours Faithfully,

Dr. USASHI REALSTATES PVT. LTD.

USASHI REALSTATES PVT. LTD.
AUTHORIZED SIGNATORY

This e-mail and any files transmitted with it are confidential and intended solely for the individual named. If you have received this e-mail by mistake, please notify the sender immediately. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.

From: **MANOJ MUKHERJEE** <manoj10mukherjee@gmail.com>

Date: Tue 24 Sep, 2019, 10:30 PM

Subject: Re: Payment Schedule.....

To: Usashi Corporates- Customer Support <cs@usashi.in>

Dear Sir,

I am not accepting your offer because this is not full fill my principal & interest amount, you are not informing that why you are returning less amount.

In my first letter (15th June) i was asked that you will give my booked flat on time or not ? Not got any reply from you regarding this. I think that you will not , because no work is going at project from last two years. Till farming work is going on. Please inform the same.

As per agreement you have not complete any stage work.

If you will not give flat on time (Sep-2020) than return my amount with interest in one Cheque. Interest will be charge minimum 18% per year.

I will wait your reply in 3 working days. if i will not get proper reply from you than i will take legal action against you. You have take total approx 100 days time but not clear any things.

Thanking you.

Somnath Sinha Chaudhuri
Advocate

Residence & Chamber:
P-640, Salt Lake, Sector IV,
Kolkata- 700105,
Phone: 2335-7579,
Mobile: 9830622529,

Ref. No:.....

Dated: 1st October, 2019

Regd. with A/D.

To
The General Manager
M/S USASHI REAL STATES PVT.LTD.
594/1, Dakshindari Road,
"Bima Nandan", Flat No. E 2/1, First Floor,
Post Office Shreebhumi, Police Station-Laketown
Kolkata-700 048.

Sir,

My Client: Smt. Malati Mukherjee;
wife of Monoj Mukherjee
4, Purbayan, First Floor,
Canal South Road, P.O.-
Nowbhangra, Police Station-
Pragati Maidan, Kolkata-105.
Ref: Application No. FTF2461.

Under instructions from my aforesaid client and as her agent and advocate I write to you as follows:

That you have entered into an agreement for sale on 10th July, 2017 with my client for selling a Flat. All that piece and parcel of one self contained residential 2 BHK flat having a total covered area 417 sq.ft. including common area with proportionate share of land consists of 2 (two) bed rooms 1 (one) drawing-cum-dining space 1 (one) kitchen 2 (two) toilets and 1 (one) balcony on the 3rd floor on South-East side in Housing Complex known as "Prima Town Platinum" lying situate at Mouza-Hatishala, J.L.No. 09, Pargana-Kalikata, R. S. No.- 173 & 221, Touzi Nos. 172, 586 & 2999 comprised in R.S./L.R. Dags Nos.- 128, 139, 140, 185, 186, 187, 188, 204, 205, 206, 208, 215, 220, 227, 228, 229, 233, 233/793, 242, 243, 260 & 219/792 appertaining to R.S. Khatian Nos. 62, 87, 159, 204, 212, 213, 609, 796, 819, 843, & 499/1 under the Police Station of Kolkata Leathe Complex within the limits of Beonta 2 No. Gram Panchayet in the District of South 24-Parganas at a total price of Rs. 8,29,830/- (Rupees Eight Lakh Twenty Nine Thousand Eight hundred thirty) only and miscellaneous amenities charges Rs. 2,00,000/- (Rupees Two Lakh) i.e. total Rs. 10,29,830/- (Rupees Ten Lakh Twenty Nine Thousand Eight hundred Thirty) only as per agreement out of which my client has paid the sum of Rs. 2,58,000/- (Rupees Two Lakh Fifty Eight Thousand) and

Somnath Sinha Chaudhuri
Advocate

RAC24117483IM IVR:8287324117483
RL BELEGHATA HO (XXXX10)
Res en Counter No:1,01/10/2019,15:02
P-6 Pos:GNL MGR,U REAL STATESP LTD
Kol PIN:700048, Sreebhumi S,D
Phc road: S - CHAUDHURI,KOL
Me Wt:25gms
Amts:30.00(Cash)
Track on www.indiapost.gov.in
Dial 1800 266 6868

Ref. No:.....

- 2 -

you agreed to handover the possession of the abovementioned flat within 36 (thirty six) months from the date of execution of the agreement executed by you.

Now it is the month of October, 2019 about 2-1/2 years expired but your company is unable to satisfy my client to provide the agreed flat within October, 2020 because of the fact the land for project of the property is still lying vacant and there is no such symptom for construction of building. My client including other intending purchaser have inspected the Land where cultivating is going on and also used an agriculture land at present.

That my aforesaid client visited your office several times but you failed to satisfy my client about the progress of your project and moreover the reply of your office is doubtful as well as suspicious for starting and completing the project ^{within time} as agreed in the agreement and offence on your part for non-performance of contract shall be the cause of starting criminal proceedings against your company.

At this stage I, on behalf of my client ask you to refund the total amount of ₹.2,58,000/- (Rupees Two Lakh Fifty Eight Thousand) paid to your company with 18% interest thereon within 7 days from the date of receipt of this notice failing which my client shall be constrained to take legal action against your company for realisation of the abovementioned amount with interest thereon and also shall be advised to start criminal proceedings against your company and for which your company shall be fully liable for future consequences thereof.

Yours faithfully,

Somnath Sinha Chaudhuri
Advocate