

Serial No:1806

CUSTOMER COPY

BOOKING DATE: 24-03-2017



DN- 51 | Merlin Infinite | 8th floor | Suite - 806  
Sector V | Saltlake City | Kolkata-700091  
Email- info@dharitri-infra.com

PROJECT NAME	Univaria
CLIENT ID	UN - 2017-03-24 - 501
CLIENT NAME	MANIKA DAS
CLIENT PHONE	9830961379
CLIENT EMAIL	dasmanika987@gmail.com
CLIENT ADDRESS	A-61 , BRAHMAPUR MORE , P.O. - BRAHMAPUR, KOLKATA - 700096
FLAT FLOOR	3
FLAT BLOCK	7
FLAT NUMBER	F
FLAT AREA	300sq.ft. (Rs 2333.00 / sq.ft.)
PLC CHARGE	Rs 0.00
DEVELOPEMENT / AMINITIES CHARGES	Rs 150000.00
PARKING CHARGE	Rs 0.00
TOTAL AMOUNT	Rs 849900
DISCOUNT	Rs 0.00
NET AMOUNT	Rs 849900
PAID AMOUNT	Rs 150000.00

PAYMENT DETAILS

Payment Mode	Cheque/DD Number	Bank Name	Amount	Transaction ID	Pay Date
Cheque	000013	HDFC	RS 150000.00	NA	06-12-2017

DATE: 20-05-2017  
PLACE: DN- 51, Merlin Infinite, 8th floor, Suite - 806, Sector V, Saltlake City.

AUTHORISED SIGN.:



Hemika 150,000 - 350 SFT

(26/07/2017)

1.	PROJECT NAME	Univarcia	
2.	PURCHASER(S) NAME-	Hemika Das.	
3.	FATHER/HUSBAND NAME	Lt. Shabir Bijay Das	
4.	PAN NO.	ABXPD9179R	
5.	OCCUPATION	Retired	
6.	ADDRESS (WITH POST OFFICE & POLICE STATION & PIN)	A/G1, Brahmapur More, 11 Regent Park, South 21, Palagada, 700066 PO. BRAHMAMPUR. Kolkata.	
7.	FLAT DETAILS	BHK- 1	SQFT.- 300
		FLOOR- 3rd.	BLOCK-
		FLAT NO.-	
		FACING- South - East Facing.	
8.	BUNGALOW	COTTAGE-	NUMBER-
		FACING-	
9.	BSP (BASIC SALE PRICE)	700,000/-	
10.	OPEN CAR PARKING	Open Parking	
11.	COVER CAR PARKING	COVER CAR PARKING - 200,000/-	
12.	AMENITY	150,000	
13.	ALL TOTAL COST		
14.	ADVANCE AMOUNT	150,000 + <del>25,000</del> Cover car parking 50,000/-	

SERVICE TAX - Amt 9000/-



**Dharitri** Infraventure Pvt. Ltd.

DN-51, Merlin Infinite, 6th Floor, Unit 606,  
Sector V, Saltlake City Kolkata-700091  
E-mail : info@dharitri-infra.com

Date : 20.05.2017

To,

Name - Manika Das

Address - A-61 , BRAHMAPUR MORE , P.O.- BRAHMAPUR, KOLKATA -  
700096

Application No.- DU 2512

Subject: Allotment letter for Universia

Dear,

Mr / Mrs . Manika Das ,

Most humbly I would like to inform you that In response to your booking request , we Dharitri Infraventure Pvt. Ltd., having its office at DN 51, Merlin Infinite, Suite - 606, Sector V, Saltlake City, Kolkata-700091, hereinafter you have allotted for residential Apartment , 300 SQ.FT. , 1BHK , 3rd floor , Block - 7 , Flat No.- F in our Universia project situated at Rajarhat Bhagawanpur , South 24 Parganas.

Thank you for being a member of our UNIVERSIA family. For further any queries please Contact with us.

For Dharitri Infraventure Pvt. Ltd.

*Chandreyee Basu*  
Authorized Signatory

Thanks and Regards

**CHANDREYEE BASU**  
ASTT. MANAGER CLIENT SUPPORT

Off. : 033 - 6501 0662. Web-Site : www.dharitri-infra.com # info@dharitri-infra.com



D

No.

768

Money Receipt

Dharitri Infraventure Pvt.Ltd.

DN-51,Merlin Infinite, 6th Floor Unit 606, Sector V, Salt Lake City Kolkata - 700 091

Phone :- 03365010827

Website : www.dharitri-infra.com

Date :

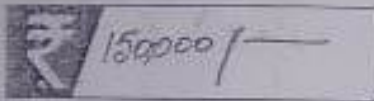
06/01/2017

Received with thanks from Mr./Mrs./Ms. Manika Das

Address A/61, Brahmapur More, P.O Brahmapur, Hoima Kolkata - 96

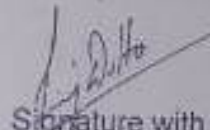
On Ac Phase II (SE) 350 sq ft 3<sup>rd</sup> floor Application No. \_\_\_\_\_

by Cash / Cheque. Draft No. Chq NO-000013 \* HDFC Bank Dt. 06/01/17

 150000/-

One lac fifty thousand only.





Signature with Seal

**Money Receipt**

155 Dharitri Infraventure Pvt.Ltd.

DN-51, Merlin Infinite, 6th Floor Unit 606, Sector V, Salt Lake City Kolkata - 700 091  
Phone :- 03365010827 Website : www.dharitri-infra.com

Date : 12/06/2017

Received with thanks from Mr./Mrs./Ms. Manika Das

Address A-61, Brahmapur more, P.O- Brahmapur-1, 101-96

On A/c of Universia (DU-2512) Installment No. DU-2512

by Cash / Cheque, Draft No. 000018 - HDFC Bank (12.06.17)

₹ 50,000



Signature with Seal

**Money Receipt**

No. 3016

**Dharitri Infraventure Pvt.Ltd.**

DN-51, Merlin Infinita, 6th Floor Unit 806, Sector V, Salt Lake City Kolkata - 700 091  
Phone :- 03385010827 Website : www.dharitri-infra.com

Date : 12/06/2017

Received with thanks from Mr./Mrs./Ms. Manika Das

A Address A-61, Brahmapur more, PO Brahmapur, Kol-96

O On A/c of Service Tax / Legal Charge Unirea Application No. DU-2512

by Cash / Cheque. Draft No. 000019 - HDFC Bank - (12/06/17)

₹ 9000/-



[Signature]  
Signature with Seal



पश्चिम बंगाल WEST BENGAL



21AB 249241

# MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING made on this 13<sup>th</sup> day of March Two Thousand Eighteen (2018).

BETWEEN



14 MAR 2018

NOTARY

at the Police Station of Kashmir within the limits of Bhagawanpur





M/S. DHARITRI INFRAVENTURE PVT. LTD. (having Pan AAFCD3234P), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Premises No. DN-51, Merlin Infinite, 6<sup>th</sup> Floor, Suite-606, Sector V, Salt Lake City, Kolkata-700091, being represented by its Directors namely (1) SRI SUMAN JANA (having Pan AMCPJ4968J), son of Sri Tapen Kumar Jana, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Rupnarayan Pally, Village - Barbarisha, Post Office & Police Station - Kolaghat, District - East Medinipur, Pin - 721134, West Bengal and (2) SMT. DIPANWITA SAMANTA (having Pan CFRPS3473K), wife of Sri Suman Jana, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Village - Kouchandi, Post Office - Amahanda, Police Station - Kolaghat, District - East Medinipur, Pin - 721134, West Bengal, hereinafter called and referred to as the "**OWNER/DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **ONE PART.**

A N D

MONIKA DAS (having PAN- ABXPD9179R), Wife of -Late Prabir Bijay Das, by faith Hindu, by nationality- Indian, by occupation- Retired, residing at A/61, Brahmapur More, III Regent Park, South 24 Parganas, P.O-Brahmapur, Kolkata-700096, hereinafter referred to as the "**PURCHASER(S)**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his/her/their respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS the Owner / Developer is going to construct a Housing Complex know as "DHARITRI UNIVERSIA" comprising of Plots, Flats, Units, Car Parking Spaces, Commercial Spaces, etc. having other common amenities and facilities to be appended thereto in the said Housing Complex at Mouza - Bhagy Sengur, J.L. No. 40, comprised in R.S. Dag No. **2498** and **2499** appertaining to R.S. Kharian No. **573** and other R.S. Dags and Khariana under the Police Station of Kashipur within the limits of Bhagawanpur Gram Panchayat and office of Additional District Sub-Registrar at Bhagar in the District of South 24 Parganas.



14 MAR 2018



AND WHEREAS being satisfied upon the representations of the Owner / Developer herein, the Purchaser has agreed to purchase one 1 BHK flat having an area of **300** Sq. ft. more or less on **3<sup>rd</sup>** floor, Block no. **7**, flat number- **F**, hereinafter referred to as the "said unit" together with the undivided impartible proportionate share of land underneath thereto including all other common service areas, amenities and facilities to be appended in the said Building and the Owner / Developer herein has agreed to sale the said **unit**. On the terms and conditions hereinafter appearing.

AND WHEREAS to avoid any future litigations both the Parties herein jointly have agreed to enter into this Memorandum of Understanding mutually by and between them.

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS FOLLOWS

1. That the Owner / Developer herein has agreed to sale and the Purchaser herein has agreed to purchase ALL THAT piece or parcel of one 1 BHK flat having an area of **300** Sq. ft. more or less on **3<sup>rd</sup>** floor, Block no. **7**, flat number- **F**, together with the undivided impartible proportionate share of land underneath including all other common service areas, amenities and facilities to be appended thereto in the said Building at or for the total consideration of **Rs. 10,50,000/- (Rupees Ten Lakh Fifty Thousand)** only (Basic Sale Price Rs. 7,00,000 + Covered Car Parking Rs. 2,00,000 + Amenities Charges Rs. 1,50,000).
2. That the Purchaser herein has paid the sum of **Rs. 2,00,000/- (Rupees Two Lakh)** only as an earnest and / or advance money out of the said total consideration money of **Rs. 10,50,000/- (Rupees Ten Lakh Fifty Thousand)** only at the time of execution of this Memorandum of Understanding and the receipt whereof the Owner/Developer both hereby admit and acknowledge as per Memo of Consideration given hereunder and the balance amount of the total consideration money will be paid by the Purchaser to the Owner / Developer as on called for.
3. That the said Unit will be completed by the Developer within **39 (Thirty Nine) months** from the date of signing of this Memorandum of Understanding and it is mentioned herewith that the possession of the

4 MAR 2018



said Unit will be handed over to the Purchaser within the said stipulated period upon payment of full and final consideration money mentioned here above.

- 4. That if the Purchaser fails and / or neglects to pay the balance consideration money as on called for, the Purchaser will not be entitled to get Ownership and / or possession of the said **Unit** in any manner whatsoever and in that case the Owner / Developer shall have exclusive right to sale the said Flat to any Third Party after giving **1 (One) month** notice to the Purchaser herein.
- 5. That if the Owner / Developer fails and /or neglects to hand over the peaceful vacant possession of the said **Unit** to be completed in all respects within the said stipulated period upon receiving the full and final consideration money then and on that event the Purchaser shall have every right to sue the Owner / Developer before the competent Court of Law for appropriate relief.
- 6. In the event of cancellation of this MOU/Booking of Unit, the Developer will refund the earnest money and/or payment so far made by the Purchaser, after deducting **25%** of the total consideration money towards damages and any Govt. duties or Taxes, if accrued thereon. The refund shall be made after expiry of **6(six)** months from the date of such cancellation.
- 7. All the Legal fees and charges in respect of this MOU are to be borne by the Purchaser.
- 8. All disputes and differences in respect of this MOU between the Parties herein shall be referred for Arbitration as per Arbitration & Conciliation Act 1996 and the Award passed by the Arbitrator is final & binding upon both the parties.



**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of one self contained flat having an area of **300 Sq. ft.** more or less together with the undivided impartible proportionate share of land underneath including all other common service areas, amenities and facilities to be appended thereto in the said Building

14 MAR 2018



comprised of the said Housing Complex Known as "DHARITRI UNIVERSIA" situate at Mouza - Bhagawanpur, J.L. No. 10, comprised in R.S. Dag No. 2498 and 2499 appertaining to R.S. Khatian No. 573 and other R.S. Dags and Khatians under the Police Station of Kasripur within the limits of Bhagawanpur Gram Panchayet, Additional District Sub-Registrar at Bhangar in the District of South 24-Parganas.

IN WITNESS whereof the Parties herein have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED  
by the Owner/Developer at Kolkata  
in the presence of :-

- 1.
- 2.

For Dhentri Infraventure Pvt. Ltd.

*Priscilla Ray*  
Authorized signatory

Signature of the Owner / Developer

SIGNED, SEALED AND DELIVERED  
by the Purchaser at Kolkata  
in the presence of :-

- 1.

*Manita Das*

Signature of the Purchaser



Signature Attested  
on Identification

*A. K. Saha*

A. K. Saha, Notary  
Alipore Judges Police Court, Cst-27  
Regd. No. 608/1995 Govt. of India

Identified by me

*Priscilla Ray*  
Authorized signatory

4 MAR. 2018

RECEIPT



RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 2,00,000/- (Rupees Two Lakh) only as an advance and /or earnest money under this Memorandum of Understanding as per Memo below:-

WITNESSES

- 1.
- 2.

For Dharitri Infraventure Pvt. Ltd.

*Biswajit Ray*  
Authorized Signatory

-----  
Signature of the Owner/Developer



14 MAR 2018

Identified by ---  
*[Signature]*



(Refer Customers Refund Application Form)

APPLICATION FOR REFUND OF MONEY

To,

The Director,

M/S. DHARITRI INFRAVENTURE PVT. LTD.  
D/N-51, Merlin Infinite, 8<sup>th</sup> Floor, Suite-805,  
Sector V, Salt Lake City, Kolkata-700091

Sir,

I/We wish to lodge this claim for refund of booking money which have been paid in Excess by me/us as per given below:

1. Applicant Name : MANIKA DAS
2. Father/ Husband Name : H. Prabir Rajay Das
3. PAN/ Aadhar Number : ABYFD5179R
4. Address & Contact no : A/61, Brahmapur More, III, Regent Park,  
South 24 Parganas, 700096  
P.O. BRAHMAPUR, Kolkata.
5. Flat Details / Bungalow Details:

- I) Project Name : Aniketa
- II) BHK : 1
- III) Sq.ft. : 300
- IV) Floor : 2nd
- V) Block/Tower :
- VI) Facing : South-East Facing
- VII) Flat/Bungalow :

6. Grounds of Claim (specify) : Unavailable circumstances
7. Amount of Refund : 2,09,000/- (Rupees two lakh nine thousand)
8. Enclosures in original in support of refund claim :

Sanjeev K.  
9831334779.

Received  
5/7/18

25/01/2019

16/01/2019

(\* Please put a tick mark against the document being enclosed)

- (a) Letter of authorization from the purchaser/buyer in case the applicant is an agent.
- (b) Original copy of money receipt.
- (c) Original copy of allotment letter.
- (d) Original copy of MOU agreement.
- (e) Original copy of Agreement For Sales.
- (f) Photo identity proof
- (g) Address proof
- (h) PAN copy
- (i) Cancelled Cheque
- (j) Any other document considered necessary in support of the claim (specify):
- (k) Total Number of documents enclosed:

7.	Any further details deemed necessary and relevant to the refund claim :	
8.	Whether any other refund claim filed/pending against the same Flat/unit/Bungalow. If yes, give details.	Yes/No
9.	Whether personal hearing required or not before the case is decided	Yes/No

**DECLARATION**

I/we Mamira Das hereby declare that -

- (a) The contents of refund claim as per form above are true and correct to the best of my/our information and belief;
- (b) The amount and the ground for which this refund claim has been filed has not been previously claimed and paid; and that
- (c) The excess duty claimed as refund has not been passed on to any other person by the importer/buyer.

Mamira Das  
Signature of the applicant

Place: GARIA (Torrato)  
Date: 23/07/2018

**INSTRUCTIONS FOR APPLICANT**

- \* The deposit will be refunded by bank transfer/ Cheques within a maximum of 6 months. In this case, 5% of the deposit will be retained to cover administrative costs.
- \* The Deposit Refund Request Form must be completed, signed by the purchaser.
- \* Refunds for credit card purchase after 180 days will be in the form of a check.
- \* Check request may take up to 6 weeks.
- \* Cheques can be collected from the Office on Tuesdays and Thursdays between 12:00 am to 2 pm.

From : Smt. Manika Das  
Mob .No.- 7003129340  
9051325544  
Email ID - dasmanika987@gmail.com

61

To  
Dharitri Infraventure Pvt. Ltd.,  
DN-51, Merline Infinite, 6<sup>th</sup> Floor, Unit 606,  
Sector V, Salt Lake City  
Kolkata-700091

Date : 28/08/2019

Sub : Refund of booking amount

Dear Sir/Madam,

You must be aware of that I, Smt. Manika Das wife of Late Prabir Bijay Das, residing at - A-61, Brahmapur More, P.O-Brahmapur, P.S-Bansdrani, Kolkata-700096, booked a 1Bhk flat under your Project UNIVERSIA with an advanced of an amount of Rs.2,0,9000.00 (Rupees Two Lac Nine Thousand) only for which issued MOU from your end.

Due to changes of plot, I have compelled to cancel the same on 03/07/2018. Based on instruction on the prescribed form you would refunded booking amount within a maximum 6(six) months.

But, more than a year you have not taken any action. It may be noted that your concern official failed on his repeated commitment.

On the above fact, you may refund booking amount with interest within 10(ten) days towards -

- ✓ Name of Account holder - Manika Das
- ✓ SB Account No. - 50100161779061
- ✓ Bank Name - HDFC, Brahmapur Branch
- ✓ IFSC Code - HDFC0009080

If you fail to do I have to take help from legal side.

Thanking you,

Yours faithfully

*Manika Das*  
(MANIKA DAS)

✓ Copy forwarded to,  
Sri Sadhan Pande,  
Honourable Minister,  
Consumer Affairs Deptt.  
Govt. Of West Bengal for information.

Being lone Sr.Citizen is requesting to take necessary action please.

*Manika Das*  
MANIKA DAS

P/c

ENC01733412EN ITR:6987301733412  
SP BANGA SD SOUTH 24 PARGANAS  
Counter No:5,28/08/2019,11:04  
To:DHARTRE DFFK.,  
PIN:700011, Sech Bhawan S.O  
From:NDIA DNS.,  
Wt:20gms  
Avt:17.70(Cash)Tass:2.70  
(Track on [www.indiapost.gov.in](http://www.indiapost.gov.in))  
Dial 1800 266 6868



ENC0173343FIN ITR:698730173343F  
SP BANGA SD SOUTH 24 PARGANAS  
Counter No:5,28/08/2019,11:04  
To:SHI SIKHAN PWDE.,  
PIN:700087, New Market SD  
From:NDIA DNS.,  
Wt:20gms  
Avt:17.70(Cash)Tass:2.70  
(Track on [www.indiapost.gov.in](http://www.indiapost.gov.in))  
Dial 1800 266 6868

