

To,
The Director,
Lake Wood Estate,
M/s. K.K. Commodities LLP,
207, A.J.C. Bose Road,
PS: Beniapur,
Kolkata -700017.

Date: 18.11.2020

Sub: Regarding cancellation & refund of Earnest Money towards booking of Flat 4D, Tower 2 of Phase-I at Lake Wood Estate lying and situated at 266, Garagacha, Patuli, Kolkata 700084.

Dear sir,

The above subject letter was sent to your officers as described below on date 30.10.2020 at their email address. But till date received no reply from your end

1. santanun@unimarkgroup.com
2. pathikrit@unimarkgroup.com

reason of my cancellation mentioned is urgent in nature and have no other option in need of money.

In this circumstances, I hope your kind help to cancel my allotment and refund money deposited as early as possible.

Your faithfully,

1. Bikash Kumar Basak
2. Nibidita Basak

To,
Unimark Mirania Projects LLP,
207, A.J.C. Bose Road,
PS: Beniapur,
Kolkata -700017.

Date: 30.11.2020

Sir,

With due respect, this is to inform you that I have made an agreement with you on date 14.0.2020 for purchase of a flat No.4D, 4th Floor, Lake Wood Estate, Phase-1 of Mouza Garagacha, J. L. No.45, under Rajpur Sonarpur Municipality PS: Sonarpur, Dist: South Pargana and I all on sudden marriage of my daughter has been settled and I am now need of money. For that reason I am in financial crisis and I want to cancel / withdraw my allotment in the project as provided in the act. Be noted that I am not a defaulter and my cancellation is due to legal and urgent necessary.

Under the above circumstances, you are requested to return back the earnest money including GST to me as early as possible.

Your faithfully,

1. Bikash Kumar Basak
2. Nibidita Basak

Place : Flat L-4/14, Dankuni Housing estate,
PO & PS : Dankini, Dist: Hoogly, PIN -712311

Reminder 1

Date: 7 December, 2020

From:

MR. BIKAS KR BASAK / MRS NIBEDITA BASAK
Flat-L/4/14, Dankuni Housing Estate, Dankuni
Hooghly-712 311, West Bengal, India

To
The Directors
Lakewood Estate
M/s KK Commodities LLP

Respected Sirs

Re: Cancellation of booking of the flat no. 4D. containing chargeable area of 1237 sq. ft. be it a little more or less on the 4th floor of the Building being Block No. I (Tower — 2) together with the right of car parking over Open car parking space in the project namely "Lakewood Estate" lying and situate at 266, Garagacha, Patuli, Kolkata — 700084

In pursuance to the application, I/ We intended to purchase the aforesaid flat no. 4D containing chargeable area of 1237 sq. ft. be it a little more or less on the 4th floor of the Building being Block No. I (Tower — 2) namely Lakewood Estate together with the right of car parking over Open car parking space in the project namely "Lakewood Estate" lying and situate 266, Garagacha, Patuli, Kolkata — 700084 from you for the consideration and under the terms mentioned therein and paid an amount of Rs. 16,50,974/- (Rupees Sixteen Lakhs Fifty Thousand Nine Hundred Seventy Four only) towards earnest money.

Due to the reason as mentioned in our cancellation letter dated 30/10/2020, I/We am/ are unable to proceed with the purchase of the said flat and attributes thereto and in terms of the understanding reached between you and me/us, the booking of the said flat and attributes thereto should be treated as cancelled for all purposes and intents with immediate effect. In consideration of cancellation of booking of the said flat, you are requested to refund me the amount of Rs. 15,03,566/- (Rupees Fifteen Lakhs Three Thousand five Hundred Sixty Six only) after deduction of a sum of Rs. 1,47,408/- (Rupees One Lakh Forty Seven Thousand four Hundred Eight only) towards applicable charges from the amount of earnest money of Rs. 16,50,974/- (Rupees Sixteen Lakhs Fifty Thousand Nine Hundred Seventy Four only) paid by me/us.

It is hereby declared and confirmed that upon refund of the abovementioned amount, I/ we or any persons through or in trust of me/ us shall have no rights or claims of whatsoever in nature against the said flat and attributes thereto, the earnest money paid by me/us to you and/or the interest thereupon and you shall be absolutely entitled to hold, sale, transfer and otherwise deal with the said flat and attributes thereto in any manner as you may deem fit for which I/ We shall not have any objection or hindrance of any nature.

Thanking you
Yours faithfully


(MR. BIKASH KR BASAK & MRS. NIBEDITA BASAK)



REDMI NOTE 6 PRO
MI DUAL CAMERA

KK COMMODITIES LLP

DATE : 09 / 12 / 2020

Dear Mr. Bikash Kumar Basak
Ms. Nibedita Basak

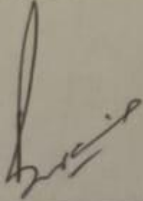
We are receipt of your letter date 18.11.20 regarding *cancellation of flat*
& refund the amount paid by you.

This is to inform you, your cheque is ready with us for last two week.

As per the term of agreement 10% of the consideration amount is
adjusted.

Total amount received from your excluding GST is	Rs. 1474084
Less 10% of consideration amount	<u>Rs. 737042</u>
Amount to be refunded	<u>Rs. 737042</u>

*Thanking You,
Yours Faithfully,*



Dear Mr Bikash ji

Greetings of the day.

With reference to your mail received please find here with the attachment of cancellation letter for your reference against the cancellation of your flat.

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

From: Santanu Ghosh <santanu@unimarkgroup.com>

Date: Sun, 6 Dec, 2020, 2:33 PM

Subject: Re: Bikash Kr Basak_Canellation.pdf

To: <basakbikash64@gmail.com>

Cc: Bishan Agarwal <bishan@mirania.com>, kishan Agarwal <kishan@mirania.com>, Pathikrit Chatterjee <pathikrit@unimarkgroup.com>, <accounts@mirania.com>

Hide quoted text

Reminder 1:

Dear Mr. Basak,

You are requested to handover the cancellation letter to us and take the refund cheque after necessary deductions at the earliest from our site office with prior appointment. It is pending from your end for a long time. As per letter issued by you, we have duly cancelled your booking from our system and the said flat is on sale.

Your early action on the above issue is highly appreciated.

Warm wishes.

--

Santanu Ghosh

DGM - Sales & Marketing

+91 8334832000

santanu@unimarkgroup.com

www.unimarkgroup.com

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On Sat, Nov 21, 2020 at 11:10 AM Santanu Ghosh <santanu@unimarkgroup.com> wrote:
Dear Mr. Basak,

Greetings!

We are in receipt of your request where you have asked for your refund. Whatever reason for cancelling the flat has been mentioned in the the letter is absolutely not true as it was discussed verbally. We have showed the flat to you several times before booking. Now suddenly you realize that you need two windows on each bedrooms. We have tried convincing you, also to help you further, we offered you bigger flat with a discounted rate, but quote unquote you said you didn't like our plan and the construction. We have nothing to say after that as you have visited several times and then finalized and thereafter signed the agreement for sale. Now as per the terms written in the signed agreement for sale, we have sent you the cancellation with the agreed charges. We have already sent you the cancellation letter format which needs to be signed at your end and to be deposited to us. We are awaiting the same. If you delay at your part, simultaneously the delay will be overall thus resulting in delayed refund. Requesting you to submit the same asap as we are loosing prospective clients for the said flat which is affecting our business.

Your early action in this regard is highly appreciated.

Warm wishes.

--

Santanu Ghosh

DGM - Sales & Marketing

+91 8334832000

santanu@unimarkgroup.com

www.unimarkgroup.com

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On Fri, Nov 20, 2020 at 8:47 AM Accounts Div. <accounts@mirania.com>