

Date: 9.8.2019

To  
Mr. Anuj Tulsyan ,  
The Director,  
Ideal Real Estates Pvt. Ltd.,  
50, Jawahar Lal Nehru Road,  
P.S.: Shakespeare Sarani,  
Kolkata – 700 017.

Sir,

Sub: Delay in handing over possession of residential Flat No. 8C on the 8<sup>th</sup> Floor having a built up area of 792 sq.ft. comprised in the Block named Albatross forming a part of project – Ideal Aquaview ( Ref : Customer Id- IAV-384)

Pursuant to our letter ref No . Nil dated 27.6.2019 we regret to note no response from your end regarding refund of my money with interest on account of non completion of my unit mentioned under subject. Your office surprisingly has been maintaining a complete silence on any issues related to completion of project or refund money and till date we have received no communication in any manner whatsoever in this regard in spite of sending several letters through registered post, this only proves that you simply do not care about your customer who has invested their hard earned money into your project and will make indefinite delay as per your whims.

Please note that above leaves no option for us but to appeal to appropriate forum for justice . However we hereby give you a final notice of 7( seven ) days from the issuance of this letter to let us know your stand or else we shall have no other option but to approach appropriate authority for justice without further reference .

Thanking you,

Yours sincerely,

*Prasenjit Dutta*

Prasenjit Dutta

*Jhinuk Dutta*

Jhinuk Dutta





**RE: Hand over of my unit 8C , Block ALBATROSS at Idea Aqua View**

Prasenjit Dutta to: Sourav Das

Cc: atulsyan, ravi.daruka, "prasenjtit dutta"

07/05/2019 11:08 AM



ideal letter 1.pdf



ideal letter 2.pdf

Dear Sourav,

Pleas find attached the letter sent to you through registered post .

I request you to response on the matter informed to you at the earliest

Regards

Prasenjit Dutta

Vice President



Shrachi Towers

686, Anandapur, EM Bypass - R.B. Connector Junction

Kolkata - 700 107. INDIA.

Tel : +91-033-4984-4984

Ext : 248

Fax: +91-033-4984-4949

website :www.shrachi.com

email : prasenjtitdutta@shrachi.com

Prasenjit Dutta

Date : June 15, 2019 Dear Mr. Sourav,

06/15/2019 02:42:32 PM

From: Prasenjit Dutta/Shrachi  
To: "Sourav Das" <sourav.das@ideal.in>  
Cc: atulsyan@ideal.in, ravi.daruka@ideal.in, "prasenjtit dutta" <jitprasen@yahoo.com>  
Date: 06/15/2019 02:42 PM  
Subject: RE: Hand over of my unit 8C , Block ALBATROSS at Idea Aqua View

Date : June 15, 2019

Dear Mr. Sourav,

As per your previous mail I hope that the project and my unit is ready for hand over .

Please confirm and share the copy of Completion Certificate from the concerned Authority in this regard.

Thanks and Regards

Prasenjit Dutta

99/3, Panchanantola Road,

Paschim Putiary

"Sourav Das"

Dear Mr. Dutta,

02/06/2019 03:13:04 PM

Date: 27.6.2019

To  
The Director,  
Ideal Real Estates Pvt. Ltd.,  
50, Jawahar Lal Nehru Road,  
P.S.: Shakespeare Sarani,  
Kolkata – 700 017.

Kind attention : Mr. Anuj Tulsyan

Ref : Customer Id .No. IAV-384

Sir,

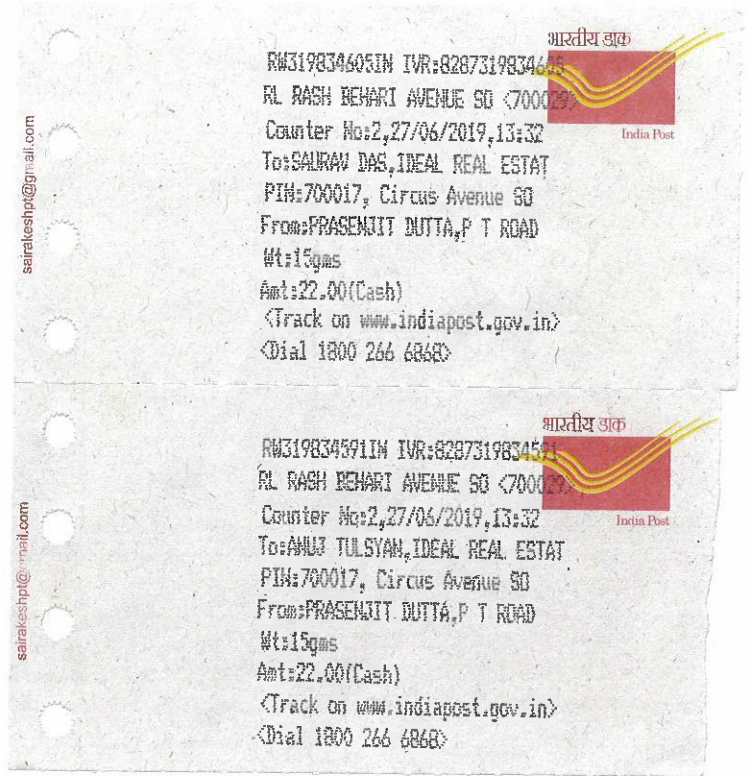
Sub: Delay in handing over possession of residential Flat No. 8C on the 8<sup>th</sup> Floor having a built up area of 792 sq.ft. comprised in the Block named Albatross forming a part of project – Ideal Aquaview (hereinafter **Said Flat**).

On 10<sup>th</sup> March, 2014 I along with my wife, Mrs. Jhinuk Dutta, entered into an agreement for sale for purchase of the **Said Flat** (hereinafter **Said Agreement**).

Till date as per your demands raised from time to time I have already paid 90 % ( approx.) of the total consideration without any failure or delay. I have already paid a sum of Rs. 51,33,664.00 ( Rupees fifty one lacs thirty three thousand six hundred sixty four only) out of the total consideration of Rs.57,15,175.00( Rupees fifty seven lacs fifteen thousand one hundred seventy five only).

In terms of the Said Agreement, Block – A (Albatross) was supposed to be completed and the **Said Flat** was committed to be handed over to us by 31<sup>st</sup> December, 2017.

It is almost more than one year the date for handing over the **Said Flat** has elapsed but we are yet to hear on handing over of the same to us till now.



Very recently I have personally visited the project site of Ideal Aquaview, but to my surprise have noticed that no work is going on at Tower – A (Albatross) except erection of the basic structure for the Tower which actually got completed long back.

Your conduct and the situation as it transpires from the stage of construction / state of affairs it seems you are not in a position to hand over the **Said Flat** to us in near future.

In the circumstances, we would request you to forthwith refund us the entire amount paid by us till date on account of the Said Flat with a yearly interest of 12% to be calculated till the date of refund.

Thanking you,

Yours sincerely,

*Prasenjit Dutta*

Prasenjit Dutta

*Jhinuk Dutta*

Jhinuk Dutta

CC : Mr. Sourav Das, Ideal Real Estate Pvt. Limited



RE: Hand over of my unit 8C , Block ALBATROSS at Idea Aqua View

Sourav Das

to:

'Prasenjit Dutta'

02/06/2019 03:13 PM

Cc:

ravi.daruka, atulsyan

Hide Details

From: "Sourav Das" <sourav.das@ideal.in>

To: "'Prasenjit Dutta'" <prasenjitdutta@shrachi.com>

Cc: <ravi.daruka@ideal.in>, <atulsyan@ideal.in>

History: This message has been replied to and forwarded.

Dear Mr. Dutta,

Please accept our apologies for the delay in responding to your letter / mail.

Please also accept our sincere apologies for the delay in completion of your flat, due to certain delays in obtaining sanctions from the concerned deferments.

We plan to handover your flat for fit-outs by June 2019.

We sincerely regret the inconvenience caused to you due to this delay.

Assuring you of our best services at all times.

Thanks & Regards

**SOURAV DAS**  
**9051782225**

**From:** Prasenjit Dutta [<mailto:prasenjitdutta@shrachi.com>]

**Sent:** Friday, February 01, 2019 5:09 PM

**To:** Sourav Das

**Cc:** ravi.daruka@ideal.in

**Subject:** Re: Hand over of my unit 8C , Block ALBATROSS at Idea Aqua View

Dear Mr. Sourav Das,

**Ref :** Customer id - IAV-384

**Sub :** Hand over of flat 8C, ALBATROSS at Ideal Aquaview

**There is no response from your end regarding the subject and content in trail mail.**

**There was an agreed time line for handing over my unit which has passed and you must let me know the revised date .**

**Please response within next 3 days otherwise I shall be bound to seek legal option to protect my interest .**

**Regards**  
**Prasenjit Dutta**

**99/3, panchanantola Road,  
Paschim Putiary ,  
Kolkata-700041**

From: Prasenjit Dutta/Shrachi  
To: "Sourav Das" <[sourav.das@ideal.in](mailto:sourav.das@ideal.in)>  
Cc: [ravi.daruka@ideal.in](mailto:ravi.daruka@ideal.in)  
Date: 01/16/2019 02:42 PM  
Subject: Hand over of my unit 8C , Block ALBATROSS at Idea Aqua View

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**Dear Mr. Sourav Das,**

**Ref : Customer id - IAV-384  
Sub : Hand over of flat 8C, ALBATROSS at Ideal Aquaview**

**This has reference to my unit booked in 8C , Block ALBATROSS at Idea Aqua View.**

**As per the clause 9.5 ( completion date) of the agreement the completion date of my unit was by 31st December, 2017 . There was a extension period of 12 months at the option of yours which has also expired but no information regarding completion and hand over has been communicated to me .**

**I have sent registered letter in two occasions in this regard to your director but no response received yet .**

**Please let me know the status of the project and firm date of hand over .**

**Please also let me know the WBHIRA registration number of your said project .**

**An early response is solicited.**

**Regards**  
**Prasenjit Dutta**

**99/3, panchanantola Road,  
Paschim Putiary ,  
Kolkata-700041**

To,

Date : 8.3.2018

The Director,  
Ideal Real Estate Private Limited,  
50, Jawahar Lal Nehru Road,  
Kolkata-700071

Subject : Handover of unit at Ideal Aquaview project

Ref : Customer Id – IAV 384

Dear Sir,

We, Prasenjit Dutta and Jhinuk Dutta had booked a 2 BHK unit in ALBATROSS , Flat No. 8 C and have been timely paying the due amount as per the agreement dated 10<sup>th</sup> March , 2014 between us against the demand raised by you.

As per the clause 9.5 of said agreement the unit along with common facilities and infrastructure was suppose to be handed over by 31<sup>st</sup> Dec, 2017.

Since no communication has been received from your end in this regard we would like to request you to please share the status of project and target date of handing over of said unit .

Thanking you ,

Yours faithfully,

*Prasenjit Dutta*

Prasenjit Dutta

Jhinuk Dutta

99/3, Panchanantola Road,  
Paschim Putiary,  
Kolkata- 700041

