



TUHIN KUMAR MAJUMDAR <tuhin.mjd@gmail.com>

Requirement of documents

TUHIN KUMAR MAJUMDAR <tuhin.mjd@gmail.com>
To: sagar.dharitri.8582@gmail.com

Thu, Sep 6, 2018 at 11:52 AM

Dear Sir,

You are requested to provide a certified copy of following documents of Dharitri Icon Project for the purpose of verification as soon as possible preferably within 5 days.

The list is as under :

1. Sanctioned Plan from Zilla Parisad.
2. Parcha of entire Project Land.
3. Deed of Land.
4. Bank approval copy in full volume.
5. Conversion document from Sali Land to Vasstu Land.

The above documents are required, send it to me on urgent basis.

Regards
Tuhin Kumar Majumdar



TUHIN KUMAR MAJUMDAR <tuhin.mjd@gmail.com>

Requirement of valid documents

TUHIN KUMAR MAJUMDAR <tuhin.mjd@gmail.com>

Sat, Sep 15, 2018 at 3:48 PM

To: info@dharitri-infra.com

Cc: legal@dharitri-infra.com

Dear Sir/Madam

A letter with enclosure is attached herewith for your immediate necessary action please.

Tuhin Kumar Majumdar

2 attachments

 **Letter to Dharitri.pdf**
119K **Site Plan Phase 1.pdf**
66K

To,

Dharitri Infraventure Pvt Ltd
Merlin Infinite DN-51,
6th floor, Suite - 606,
DN Block, Sector V,
Salt Lake City, Kolkata,
West Bengal 700091

To whom it may concern

Dear Sir/Madam,

I have booked two self contained residential 3BHK Flat having an Covered area of (900+900) = 1800 Sq. ft. more or less on 3rd floor, Tower No 51. Flat Number D & B, consisting of (Six) bed rooms, 2(Two) Drawing room/ Living room, 2(Two) Kitchen room, 4(Four) Toilet and 4(Four) Balcony of the said proposed building in Phase-I a part or portion of the Housing Complex known as “ DHARITRI ICON ”. It has been agreed upon in the Sale Agreement that “ Both the flats will be combined and will have no partition and the internal floor plan will be modified as per the choice of purchaser without any additional cost ”.

As per the sale agreement executed on dated 30.07.2018, total land acquired for "THE SAID PREMISES" i.e. **Dharitri Icon Phase - I** is 47 Decimals only, classification sali land, which is verified from the site " **Directorate of Land Records and Surveys, West Bengal** " and also from the Mutation document provided from your end. *In the Agreement it is mentioned 47 Decimal is equivalent to 77 Cottahs, 8 Chittacks, 576 Sq. ft. whereas as per the area conversion norms that is followed in West Bengal, 47 Decimal is equivalent to 28.435 Katha(1 Decimal = 0.605 Katha).* This show gross lapses, irresponsible and casual approach in your part in scripting such an important document i.e. **SALE AGREEMENT**.

How is it possible to construct " **THE SAID PREMISES** " having acquired such a less quantity of Land. **Please don't justify that you are going to acquire more land and the work is in progress** as because it is clear from the sale agreement that 47 Decimal i.e. 28.435 Katha land is acquired for " **THE SAID PREMISES** " as per the Sale Agreement the same is defined as “ *(G+4) storied Buildings comprising of several Flats/ Units/Car Parking spaces and other areas on and upon the said premises being Phase - I, a part or portion of the proposed Housing Complex Known as " DHARITRI ICON "* ”

In view of the above, I am in need of a valid justification as soon as possible. Also let me know Nos of Towers, Bungalows & Amenities to be constructed in Phase - I as the Tower in which I have booked the flats is No. 51 and also do confirm when the construction work is going to commence in writing.

Vide Email dated on 06.09.2018, I have requested to provide a certified copy of following documents of Dharitri Icon Project for the purpose of verification for availing House Building Loan as soon as possible. List of the documents are as under :

1. **Sanctioned Building Plan of Tower No. 51 and Floor Plan of 3 BHK Flat 900 Sq. Ft. from Zilla Parisad allotted to me.**
2. **Sanctioned Site Plan from Zilla Parisad of entire Phase 1 of the Housing Complex known as “ DHARITRI ICON “. Site/layout plan comprising of highlighted Phase 1 of the Project is enclosed here with, which was shown /explained to me during my booking. Refer the same.**
3. **Parcha of entire Project Land of Phase 1 as displayed in the site Plan enclosed.**
4. **Deed of entire land of Phase 1 as displayed in the site Plan enclosed.**
5. **Bank approval copy in full volume of entire project.**

6. **Mutation document of entire land acquired for Phase 1 as displayed in the site Plan enclosed .**
7. **Conversion document from Sali Land to Vastu Land.**
8. **Copy of application made for registration in RERA/WBHIRA, Act & development towards forming of an Escrow Account.**

After repeated follow up some documents are made available to me vide Email dated 11.09.2018 from your office which comprises of Deed and Mutation document of only 0.47 Acre (47 Decimal) land, which is not at all sufficient to construct the whole Phase – I as shown to me of the Housing Complex “ DHARITRI ICON “.

As discussed with Ms. Debopriya Chatterjee, Legal Manager (Dharitri Infraventure Pvt. Ltd.) I have made her clear that my sole decision to book Flats in your project was due to demonstration of the site Plan (**copy enclosed**) Building Plan and Flat Plan by your Sales Executive. **So no alteration or changes in the plans will be accepted or entertained. Further Ms. Chatterjee assured me that she will provide all the valid documents as required by me. List of the documents required are mentioned above.**

To be strictly noted that if it would have been disclosed to me that only 47 Decimal land has been procured so far during the process of booking than I would have never thought of booking any property in the said Project i.e. DHARITRI ICON . Whereas land shown during site visit was much more than the acquired land. The question is how the Company is marketing/selling Flats and Bunglows by showing the Unapproved Sketch/layout of the site plan comprising of such a vast area that is enclosed herewith. It is also to be noted that during the process of booking the concerned Marketing Executive of your concern confirmed me that any flat can be selected from any Tower or any Bunglow within the sketch enclosed that suits me as per my requirement.

The above stated documents may please be made available to me as early as possible positively within 7 days after receiving of this letter.

Failing to do so I will have no option left to put up claim for returning the money paid so far by me with interest. Payment details are as under :

1. Rs. 100000.00, Receipt No. E-3005, dated 15.07.2018
2. Rs. 400000.00, Receipt No. E-3006, dated 16.07.2018
3. Rs. 400000.00, Receipt No. E-3070, dated 30.07.2018
4. Rs. 100000.00, Receipt No. E-3189, dated 15.08.2018
5. Rs. 800.00, Receipt No. 1466 dated 29.08.2018

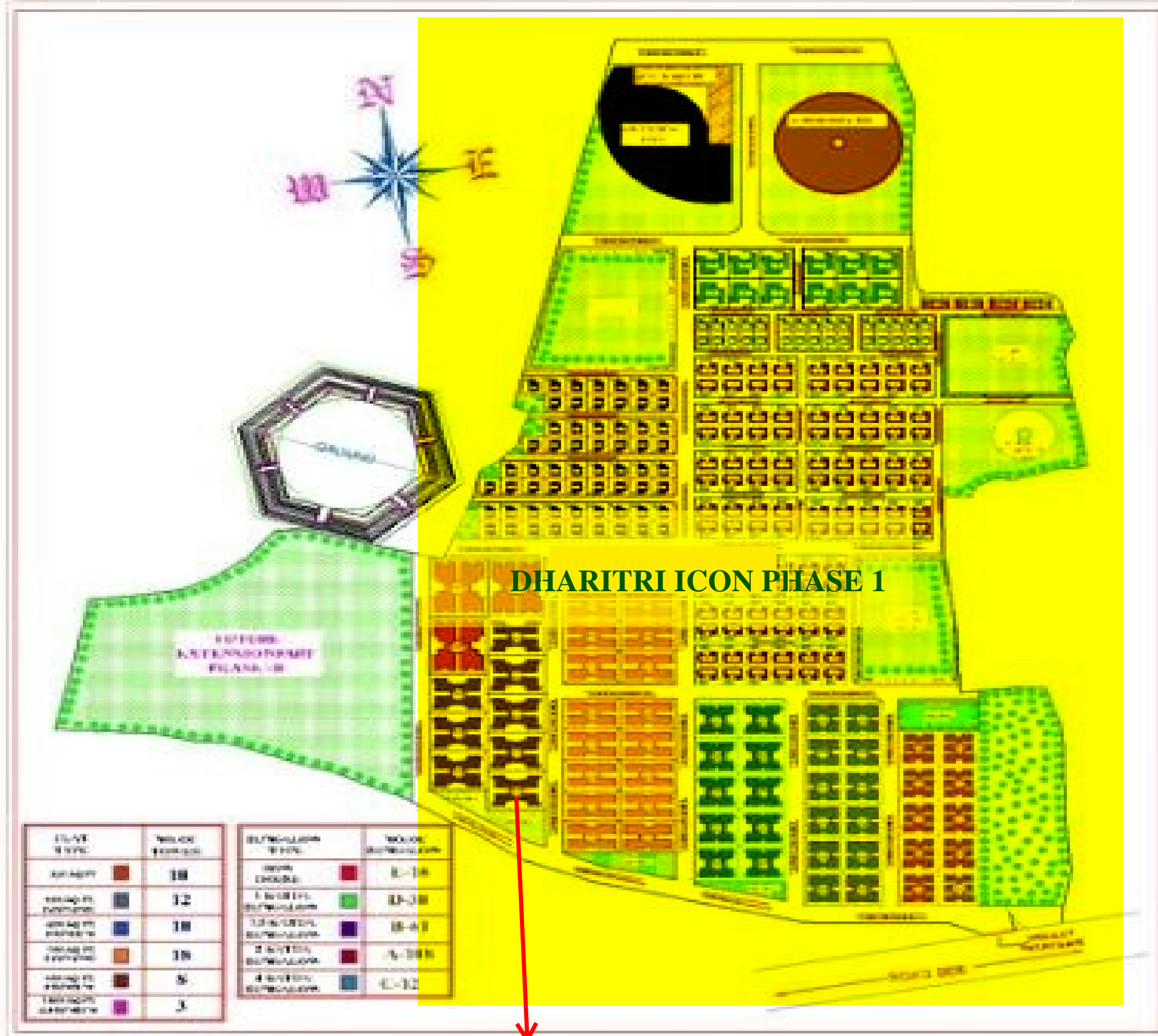
Total Amount Paid so far : Rs 1000800.00 (Rupees Ten Lakhs Eight Hundred only)

Submitted for necessary and expeditious action please.

Tuhin Kumar Majumdar

Encl : As Stated

Kind Attn : Ms. Debopriya Chatterjee, Legal Manager (Dharitri Infraventure Pvt. Ltd.)



AREA HIGHLIGHTED IS PHASE 1 AS SHOWN TO ME IN THE SITE PLAN DURING BOOKING. NO CHANGE IN THE SITE PLAN WILL BE ACCEPTED. APPROVED LAND DETAILS OF COMPLETE PHASE 1 WITH VALID SANCTIONED DOCUMENTS FROM COMPETENT AUTHORITY IS REQUIRED. APPROVED SITE PLAN OF PHASE 1 (AS HIGHLIGHTED) FROM ZILLA PARISAD IS REQUIRED.

FLATS ON TOWER NO. 51 ALLOTTED TO ME. NO CHANG IN LOCATION WILL BE ACCEPTED.

You are here [Home](#) >> [Track Consignment](#)

[Quick help](#)

Track Consignment

* Indicates a required field.

* Consignment Number

| Booked At | Booked On | Destination Pincode | Tariff | Article Type | Delivery Location | Delivered On |
|--------------|---------------------|---------------------|--------|--------------|-------------------|---------------------|
| Kolkatta GPO | 22/09/2018 10:39:22 | 700091 | 17.70 | Speed Post | Sech Bhawan SO | 24/09/2018 18:39:45 |

Event Details For : EW843223497IN Current Status : Item Delivered

| Date | Time | Office | Event |
|------------|----------|----------------|------------------|
| 24/09/2018 | 18:39:45 | Sech Bhawan SO | Item Delivered |
| 24/09/2018 | 12:02:27 | Sech Bhawan SO | Out for Delivery |
| 22/09/2018 | 10:39:22 | Kolkatta GPO | Item Booked |

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| Booked At | Booked On | Destination Pincode | Tariff | Article Type | Delivered At | Delivered On |
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| KOLKATA GPO | 22/09/2018 | 700091 | 17.70 | SPA | Sech Bhawan S.O | 24/09/2018 |

Event Details For : EW843223497IN Current Status : Item delivered at Sech Bhawan S.O

| Date | Time | Office | Event |
|------------|----------|---------------------|-----------------------------------|
| 24/09/2018 | 18:39:45 | Sech Bhawan S.O | Item delivered |
| 23/09/2018 | 04:46:56 | NSH KOLKATA AIRPORT | Bag Despatched to Sech Bhawan S.O |
| 23/09/2018 | 04:02:10 | NSH KOLKATA AIRPORT | Item Bagged for Sech Bhawan S.O |
| 22/09/2018 | 23:31:44 | NSH KOLKATA AIRPORT | Item Received |
| 22/09/2018 | 10:39:22 | KOLKATA GPO | Item Booked |

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Site Created and Maintained by Tata Consultancy Services Ltd.
Last updated ----- 25-Sep-2018

Registered Office Address

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