

Ref. No. : AF/REG/001/2020-2021

Date : 22.01.2021

To,
The Proprietor,
Maa Batai Construction
472/2, Sarat Chatterjee Road,
Shibpur, Howrah – 711103

Sub. : Registration of Flat No. – 201(2nd floor, Maa Batai Apartment)

Kind attn. : Mr. Sushil Kumar Sharma

Sir,

This is to inform you that, as per the agreement of sale made on 11.08.2017 (Notarial Certificate, Ref. no. H-663/2017), the date of completion of our booked Flat (Flat No. – 201,2nd floor, Maa Batai Apartment, Village , G.P. & P.O.- Jhorehat, Andul Station Road, P.S. – Sankrail, District – Howrah, PIN - 711302) was 30.09.2018. But after more than 2years of the said completion date , the Interior finish(Putty & Plastic paint finish) & Exterior finish(Painting with cement based or acrylic paint) as mentioned in Fourth Schedule (Specification to be provided for the Unit)are still pending that violates your sale agreement.

The agreement was made for (G+3) storied building, namely Maa Batai Apartment for which you have provided us documents accordingly. In Third Schedule of sale agreement, it is mentioned that 'no further loading on the Roof will be allowed'. But finally you have made (G+4) storied building without any written intimation to us, that violates your sale agreement & still now you have not provided us the sanctioned plan for 4th floor of the building from Competent Authority. This also leads to decrease in our 'undivided proportionate share of land & common space' for the said building as per agreement which also violates your sale agreement.

In spite of being financially looser and mentally harassed & disturbed since last two years for your failure to complete & handover the said Unit with violation of sale agreement by several points as stated above , we are interested to do the Registration of the said Flat . Therefore you are requested to provide us the following legal documents before proceed for Registration :-

1. Sanctioned Plan for the 4th floor of the building from Competent Authority
2. Completion certificate & Occupancy certificate of the building from Competent Authority

We have already paid Rs. 11,00,000.00(Rupees Eleven Lakh only) to you in three installments , as mentioned in sale agreement. The balance two installment of payment will be made to you in a single installment at the time of Registration/handover the Key after completion of the rest of works as per sale agreement and providing the above said legal documents issued by Competent Authority to us.

You are therefore requested to complete the rest of works as per sale agreement and provide us the above said legal documents within 15 days from the date of receiving this letter.

Thanks & regards.

Yours Faithfully

Bharati Das.
(Bharati Das)

A. Das
(Asis Das)

Gentle Reminder

Ref. No. : AF/REG/002/2020-2021

Date : 16.02.2021

To,

**The Proprietor,
Maa Batai Construction
472/2, Sarat Chatterjee Road,
Shibpur, Howrah – 711103**

Sub. : Registration of Flat no. – 201(2nd floor, Maa Batai Apartment)

Ref. : Previous Letter Ref. no. - AF/REG/001/2020-2021 dt. 22.01.2021

Sir,

This is to reference of our previous Letter (Ref. No. : AF/REG/001/2020-2021) dated 22.01.2021 which was received by you on 28.01.2021 through M/S. Skyking Courier regarding above mentioned subject matter. But we have not received any reply from your end till now.

You are further requested to complete the rest of works as per Sale Agreement & provide us the following legal documents before proceed for Registration :-

- 1. Sanctioned Plan for 4th Floor of the Building from Competent Authority**
- 2. Completion Certificate & Occupancy Certificate of the Building from Competent Authority**

Please reply within 15 days from the date of receiving this letter so that we can proceed for Registration of the said Flat.

Thanks & regards

Yours faithfully

Bharati Das,

(Bharati Das)



(Asis Das)