

**Subject: Re: Issues Regarding Possession of Apartment B1A-D4**

From: DTC Support <query@dtcgroup.in> on Mon, 18 May 2020 13:42:58

To: ra\_kr@rediffmail.com

Cc: abhishek@dtcgroup.in, wecare@nkrealtors.com, sudipta@nkrealtors.com, soumyajit@nkrealtors.com

Dear Mrs.Sheella Devi,

All replies against of your queries are mentioned below :

**E-Registration :** As per our telephonic conversation it is conveyed to you that as your sale agreement has already been registered , so E-registration process will not be applicable for you as per the directives of Government.

**Removal of Deficiencies and Final Inspection:** A multiple time it has been assured to you that before Final Registration all snags, which are within the scope, will be rectified. Further, we are ready from our end to complete the final registration and give you the possession and that is why we have generated the final demand because before registration, the payment should be cleared fully. If you still wish to hold the payment for final inspection then please send us in writing that you are ready to pay the interest on delay payment and you will pay after inspection only.

We would request you to go through the sale agreement thoroughly where carpet area is mentioned. As per clause 7.6 compensation will be paid and your part of interest will also be informed , if there is any delay from your end as well for payment before registration.

Regarding C.C, if you are not satisfied with the document then please contact with the issuing Govt. authority as DTC has not prepared it.

Regards

Abhishek Goswami

[DTC Projects Pvt. Ltd.](#)

On DH Road, Next to IIM Kolkata next to, Kolkata, West Bengal 700104

On Wed, 13 May at 12:50 PM , SHEELA DEVI <ra\_kr@rediffmail.com> wrote:

Dear sir

The remarks against the points raised and authorization letter is enclosed in PDF format.

With Regards

Ram Krishna

Mob: 9794054000

From: DTC Support <query@dtcgroup.in>

Sent: Sun, 10 May 2020 16:33:55

To: ra\_kr@rediffmail.com

Cc: abhishek@dtcgroup.in, wecare@nkrealtors.com, sudipta@nkrealtors.com,

soumyajit@nkrealtors.com

Subject: Re: Issues Regarding Possession of Apartment B1A-D4

Dear Mrs. Sheela Devi,

We hope that you are aware about the telephonic conversation we had on dated 08-05-2020 with Mr. Ramkrishna and all replies of your queries, which are received from the e-mail I.D of Mr. Ramkrishna are mentioned below:

**Registration of Flat :** Already informed to Mr. Ramkrishna during the telephonic conversation that E-Registration is not possible for your booked Flat because you have already done registration of the sale agreement. Now after Lock-Down the registration process has to be completed in normal process.

**Removal of Deficiencies**

**in Flat and Final Inspection :** It has also been informed to him that on receiving final inspection call from our end if you wish you can complete the final inspection but wish to remind you that we have already assured you that before registration all snags, if there is any, will be rectified which are within the scope, but still if you hold the payment then the delay payment interest will be attracted.

**Deficiency in Partial Completion Plan** : A number of times it has been informed to him over the phone and via e-mail as well that if he has any doubt then he can surely contact with the issuing authority regarding the Completion Document on your behalf. We do not have any doubt about the Completion document as it has been issued by the competent authority of Government. Our responsibility was to get the C.C from the concern authority and that we have already done. Now, if any customer, has any doubt on the document then they can surely contact with the issuing authority whose details have already been furnished before by themselves only.

**Final Inspection and payment** : It is said by Mr. Ramkrishna that you are not interested to pay the final payment against of the final demand invoice before final inspection which is a deviation of the sale agreement clause . We have informed him that you will get a call (In the number you have written in the booking application form only) from N.K.Realtors for final inspection for sure. We are following all clauses of sale agreement only.

It was pointed out by the undersigned that the required works in common areas are required to be completed so that it is in habitable condition. Lockdown was not able to convey the date of Final completion being offered for completion.

Reply: Inspection calls are made to inspect your flat only, outside other jobs are completed and some are going on which will be completed before giving final possession. We'll be following the Government directives for habitable condition and do it accordingly.

**Compensation payment** : We'll follow it as per the sale agreement and will be paid before registration. The sale agreement has been signed by both you and DTC Projects Pvt Ltd.

Request you to pay the final demand amount within the stipulated time frame.

Regards

Abhishek Goswami

[DTC Projects Pvt. Ltd.](#)

On DH Road, Next to IIM Kolkata next to, Kolkata, West Bengal 700104

On Fri, 8 May at 5:19 PM , SHEELA DEVI <[ra\\_kr@rediffmail.com](mailto:ra_kr@rediffmail.com)> wrote:

Dear Sir

Yesterday there was a conference call between NK Realtors and DTC involving undersigned.

There was discussion but no conclusion about Registration of Flat, Removal of Deficiencies

in Flat, Final Inspection , Deficiency in Partial Completion Plan and Compensation could be

arrived. The details of Discussion held is enclosed in PDF for your Information and necessary action at your end.

With Regards  
Ramkrishna

[DTC Group powered by Freshdesk](#)

[DTC Group powered by Freshdesk](#)