## RAJIV KESHRI

31st July 2019

Dr. Nitesh Kumar CEO, Emami Realty Ltd Acropolis Mall 13th Floor, Acropolis 1858/1, Rajdanga main Road, Kasba Kolkata - 700107

Sub: Handover of Unit and Demand for Interest due to delay in completion.

Ref: Sub lease of Unit No. Emami City A4-404,

HIRA Regn. No. HIRA/P/NOR/2018/000122

Dear Sir,

I am in receipt of your letter no. Nil dated 24<sup>th</sup> June, 2019. The said letter was received by me on 23<sup>rd</sup> July, 2019. Thank you very much for completing my unit and offering me possession. Along with your offer for possession I am also in receipt of your demand note for Rs.8,82,627/-.

Sir, I request you to kindly draw your attention to my letter dated 12<sup>th</sup> July, 2019 addressed to your Managing Director, wherein I have made a claim of interest of Rs.12,34,931/- (due upto 30.06.2019). The said interest is payable to me on account of delay in handover of my apartment and it has been calculated as per terms and conditions agreed by you vide agreement to sub-lease dated 27/09/2014 executed between us. A copy of the letter is enclosed for your kind reference. Revised calculation of interest as on 31.07.2019 stands. at Rs.13,08,837/- (Rupees Thirteen Lakh Eight Thousand Eight Hundred Thirty Seven Only). A detailed calculation sheet is attached for your kind reference.

You are requested to kindly adjust your demand of Rs.8,82,627/- towards handover of my apartment from my above mentioned claim of Rs.13,08,837/- and pay me the balance amount of Rs.4,26,210/- by demand draft in my name and also handover the keys of my apartment so that I can take possession of my flat.



## AJIV KESHRI

Once again thank you very much for offering me possession of my dream home. Your prompt action on above lines will be highly appreciated.

Thanking you,

Yours sincerely,

Priyanka Keshri

Rajiv Keshri Priyanka Keshri

Encl : As above Thanking you

CC: 1) Managing Director, Emami Realty Limited, 13<sup>th</sup> Floor, Acropolis, 1858/1, Rajdanga Main Road, Kasba, Kolkata-7000107

2) Mr.G.C.Choudhury, Whole Time Director, Emami Realty Limited, 13<sup>th</sup> Floor, Acropolis, 1858/1, Rajdanga Main Road, Kasba, Kolkata-7000107

3) Director, Emami Tower, 687 Anandpur E.M. Bypass 2<sup>nd</sup> Floor, Kolkata-107

4) Mr.B.P.Singh, Sales Head, Emami Realty Ltd, 13th Floor, Acropolis, 1858/1, Rajdanga main Road, Kasba, Kolkata – 700107.

5) Sales Department, Emami City, 2 Jessore Road, Kolkata-700028

12th July 2019

The Managing Director
Emami Realty Ltd
Acropolis Mall
13th Floor, Acropolis
1858/1, Rajdanga main Road, Kasba
Kolkata - 700107

Sub: Demand for Interest due to delay in completion and handover of Unit.

Ref: Sub lease of Unit No. Emami City A4-404,

HIRA Regn. No. HIRA/P/NOR/2018/000122

Dear Sir,

With a reference to the above referred subject I would like to submit that the undersigned and my wife had jointly made an application for allotment of Flat in Emami City, 2 Jessore Road, Kolkata. Accordingly, vide Allotment letter dated 30/10/2012 having Ref. No. Emami City, Sales/660, we were allotted Flat No. A4-404, 4<sup>th</sup> Floor in Block – A admeasuring 1150 sq. ft. Subsequently, an agreement to sub-lease dated 27/09/2014 containing the terms and conditions were executed between us.

I would like to draw your kind attention towards the fact that it was agreed in Article VI of the above said Agreement that the Completion Date will be December 2017 (including a grace period of 9 months). It was further agreed that in the event of any delay in completion of Flat booked by us you will be entitled to a further grace period of 6 (six) months i. e. 30.06.2018 as construction grace period and during the said construction grace period you will be liable to pay us interest on the amount paid by us till then at the rate of then prevailing SBI PLR.

It was further agreed that in the event you fail to complete the said Flat within the construction grace period i. e. 30.06.2018 then you shall be entitled for an additional grace period of another six months i. e. 31.12.2018 as extended

C. D.M.

construction grace period during which we shall be entitled to the interest on amount paid by us till then at the rate of then prevailing SBI PLR plus 2%. As you have failed to handover the said unit till date we are entitled to interest from end of extended grace period 31.12.2018 till actual handover of the unit at prevailing SBI PLR plus 2%.

In this context it is submitted that till February 2016 we have paid an amount of Rs. 55,07,527/- (Rupees fifty five lakh Seven thousand five hundred twenty seven) only and after that no demand has been received by us from your end.

Under the circumstances we hereby request you to pay Rs12,34;931/- (Rupees Twelve Lakh Thirty Four Thousand Nine Hundred Thirty One Only) (calculated upto 30.06.2019) being the agreed interest due to delay in completion of construction and handover the above referred Unit. A detailed calculation of interest payable along with the rate of SBI PLR prevailing from time to time is enclosed herewith as a ready reference.

Your prompt action in this regard will be highly appreciated.

Thanking you,

Yours sincerely

Pryanka Koshni

Rajiv Keshri Priyanka Keshri

Encl: As above Thanking you

CC: 1) Mr.B.P.Singh, Sales Head, Emami Realty Ltd, 13th Floor, Acropolis, 1858/1, Rajdanga main Road, Kasba, Kolkata – 700107.

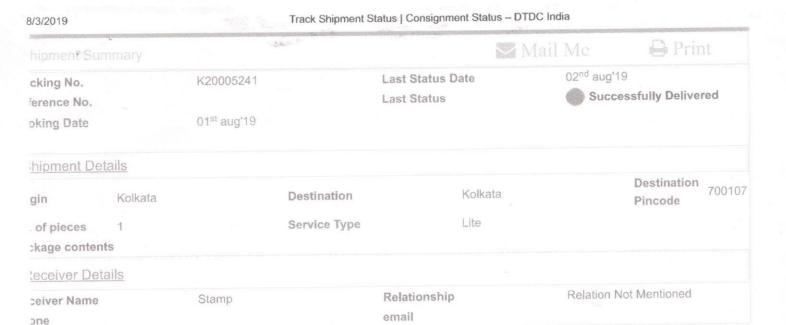
2) Sales Department, Emami City, 2 Jessore Road, Kolkata

3) Director, Emami Tower, 687 Anandpur E.M. Bypass 2<sup>nd</sup> Floor, Kolkata-17

Emami City, 2 Jessore Road Unit No. - A4-404

Amount Paid (Rs.) . 55,07,527

. Period					
From	Upto	No.of Days	Rate	Interest (Rs.)	Remark
01-01-2018	31-03-2018	06	13.40%	1,81,975	1,81,975 SBI PLR Rate
01-04-2018	30-06-2018	91	13.45%	1,84,683	1,84,683 SBI PLR Rate
01-07-2018	30-09-2018	92	15.70%	2,17,947	2,17,947   SBI PLR Rate Plus 2%
01-10-2018	09-12-2018	70	15.75%	1,66,357	1,66,357 SBI PLR Rate Plus 2%
10-12-2018	30-06-2019	203	15.80%	4,83,968	4,83,968 SBI PLR Rate Plus 2%
01-07-2019	31-07-2019	, 31	15.80%	73,906	73,906 SBI PLR Rate Plus 2%
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Sender's (Consignor) Name Company Name:  Address:	Company Name: Address:	ect of the	To a summe
City: State: PIN Code:	city: Kalucha. State:	PIN Code: 700/07	and of Excess
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Nature of consignment         Dox         Non-Dox         Total Num Pcs:         7           1: L         cm X B         cm X H         cm X         Pcs         Actual Wt.         kg           2: L         cm X B         cm X H         cm X         Pcs         Volumetric Wt.	all	204	Hen DYDS
2: L         cm X B         cm X H         cm X         Pcs         Volumetric Wt.:         kg           3: L         cm X B         cm X H         cm X         Pcs         Chargeable Wt.:         kg           Risk Coverage:         Owner □ Carrier □         6         Paper Work Enclosures		ed Services CN Evolvy Dt .	Use DTDC \ Premium
## Condition no: 16 overlant for detailed risk surcharge chart applicable.    Mode: Surface	Commercial Non Commercial - N Consignment Number:	ot Available	Express  Product for  Time
I/We declare that this consignment does not have personal mail, cash, jewellery, contraband, all drugs, any prohibited items and commodities changes are safety hazards while transporting.  declared value of goods is true and accurate.  Above dauges are included of 18 other tones if applicable.	K20005	5240	Assured Delivery
r's Signature. Mode of Payment: Cash Card Wallet  12 Booking Branch / Franchisee Code	Receiver's Name:	And office of some set of the region part on a property of the company of the com	dtdcb/ues
Time: AM/PM  'gnment note is not a tax invoice. A tax invoice will be made by DTDC or it's channel partner as the case may be, upon request.  Courier Signature	Ph. No.:		For more info.log on to:
Consignments - Send "TRACK CONSIGNMENT No" to 92300 92300   Emai	Company Stamp & Signature: DD MM Y il: customersupport@dtdc.com   www.dtdc.in   S	TIME AM/PM ENDER COPY   July 2017 Release	http://www.dtdc.in/subpages/ products/DTDCblue.html
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Not Negotiable Consignment Note / Subject to Bengaluru Jurisdiction. Please refer to all	ORIGIN:	DEST:	prock)
Date: // Sender's Code: Pick-up Ref. No:  1 Sender's (Consignor) Name: Physical Ref. No.	Recipient's (Consignee) Name:     Company Names	note before tendering a consignment to	DTDC DTDC
Company Name: Key Weshall	Address: Com on Re	cally has	-
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DIM1:L cm X B cm X H cm X Pcs Actual Wt.:	kg AD	200 M	
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9 Mode: Surface Air cargo Express 10 Charges Amour	Consignment Number:	- Not Available CN Expiry Dt.:	Express Product for
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DTDC Express Limited Regd.Office: No-3.Victoria Road Bengaluru - 560047	ORIGIN:	DEST:	prock )
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sk Coverage: Owner Carrier 6 Paper Work Enclosures  condition no: 16 overlad for detailed risk furcharge chart applicable.		Services  Available  CN Expiry Dt.:	Express Product for
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