

RAJIV KESHRI

P-48 PRAGATI PALLY  
LAKE TOWN  
KOLKATA-700089

31<sup>st</sup> 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.




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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



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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.

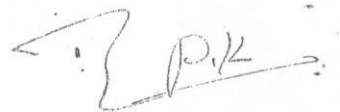
Ref : Sub lease of Unit No. Emami City A4-404,  
HIRA Regn. No. HIRA/P/NOR/2018/000122

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



✓ KESHRI

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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%.


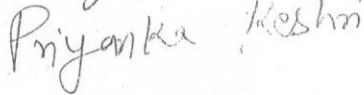
In this context it is submitted that till February 2016 we have paid an amount of Rs. 55,07,527/- (Rupees fifty five lakh Seven thousand five hundred twenty seven) only and after that no demand has been received by us from your end.

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,

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	90	13.40%	1,81,975	SBI PLR Rate	
01-04-2018	30-06-2018	91	13.45%	1,84,683	SBI PLR Rate	
01-07-2018	30-09-2018	92	15.70%	2,17,947	SBI PLR Rate Plus 2%	
01-10-2018	09-12-2018	70	15.75%	1,66,357	SBI PLR Rate Plus 2%	
10-12-2018	30-06-2019	203	15.80%	4,83,968	SBI PLR Rate Plus 2%	
01-07-2019	31-07-2019	31	15.80%	73,906	SBI PLR Rate Plus 2%	
<b>Total</b>				<b>13,08,837</b>		



## Shipment Summary

 Mail Me Print


Tracking No.	K20005241	Last Status Date	02 <sup>nd</sup> aug'19
Reference No.		Last Status	 <b>Successfully Delivered</b>
Booking Date	01 <sup>st</sup> aug'19		

## Shipment Details

Origin	Kolkata	Destination	Kolkata	Destination Pincode	700107
No. of pieces	1	Service Type	Lite		
Package contents					


## Receiver Details

Receiver Name	Stamp	Relationship	Relation Not Mentioned
Phone		email	

Shipment Tracking History 

## Shipment Summary

 Mail Me Print

Tracking No.	K20005239	Last Status Date	02 <sup>nd</sup> aug'19
Reference No.		Last Status	 <b>Successfully Delivered</b>
Booking Date	01 <sup>st</sup> aug'19		

## Shipment Details

Origin	Kolkata	Destination	Kolkata	Destination Pincode	700107
No. of pieces	1	Service Type	Lite		
Package contents					

## Receiver Details

Receiver Name	Seal And Sign	Relationship	Relation Not Mentioned
Phone		email	

Shipment Tracking History 

Shipment Summary				
Tracking No.	K200605038	Last Status Date	03rd aug'19	
Reference No.	120569114952	Last Status	● Successfully Delivered	
Booking Date	01st aug'19			

Shipment Details				
Origin	Kolkata	Destination	Kolkata	Destination Pincode 700007
No. of pieces	1	Service Type	Lite	
Package contents				

Receiver Details				
Shipment Tracking History				
Receiver Name	Stamp	Relationship	Relation Not Mentioned	
Phone		email		
Shipment Tracking History				

Shipment Summary			
Tracking No.	K20005240	Last Status Date	02nd aug'19
Reference No.		Last Status	● Successfully Delivered
Booking Date	01st aug'19		

Shipment Details				
Origin	Kolkata	Destination	Kolkata	Destination Pincode 700107
No. of pieces	1	Service Type	Lite	
Package contents				

Receiver Details				
Shipment Tracking History				
Receiver Name	Stamp	Relationship	Relation Not Mentioned	
Phone		email		
Shipment Tracking History				

## Shipment Summary



Tracking No.	K20005237	Last Status Date	02 <sup>nd</sup> aug'19
Reference No.		Last Status	Successfully Delivered
Booking Date	01 <sup>st</sup> aug'19		

## Shipment Details

Origin	Kolkata	Destination	Kolkata	Destination Pincode	700107
No. of pieces	1	Service Type	Lite		
Package contents					

## Receiver Details

Receiver Name	Stamp	Relationship	Relation Not Mentioned
Phone		email	

Shipment Tracking History 

## Shipment Summary



Tracking No.	K20005236	Last Status Date	03 <sup>rd</sup> aug'19
Reference No.		Last Status	Out For Delivery
Booking Date	01 <sup>st</sup> aug'19		

## Shipment Details

Origin	Kolkata	Destination	Kolkata	Destination Pincode	700028
No. of pieces	1	Service Type	Lite		
Package contents					

Shipment Tracking History 



<b>DTDC Express Limited</b> Regd. Office: No-3, Victoria Road Bengaluru - 560047		<b>dtcdc lite</b> <small>Double and Triple Services at a single cost</small>	Pouch Num: _____	ORIGIN: _____	DEST: _____
Non Negotiable Consignment Note / Subject to Bengaluru Jurisdiction. Please refer to all the terms & conditions printed overleaf of this consignment note before tendering a consignment to DTDC					
Date: <u>11/8/17</u>		Sender's Code: _____		Pick-up Ref. No.: _____	
<b>1</b> Sender's (Consignor) Name: _____ Ph: _____ Company Name: <u>Rajiv Kashri</u> Address: _____ City: <u>CW</u> State: _____ PIN Code: <u>8P</u> Sender's GSTIN*: _____		<b>2</b> Recipient's (Consignee) Name: _____ Ph: _____ Company Name: _____ Address: <u>M. Madhush W</u> City: <u>Kalvada</u> State: _____ PIN Code: <u>700107</u> Recipient's GSTIN*: _____			
<b>3</b> Nature of consignment <input type="checkbox"/> Dox <input type="checkbox"/> Non-Dox <input type="checkbox"/> Total Num Pcs: <u>2500</u> DIM 1: L cm X B cm X H cm X Pcs Actual Wt.: _____ kg DIM 2: L cm X B cm X H cm X Pcs Volumetric Wt.: _____ kg DIM 3: L cm X B cm X H cm X Pcs Chargeable Wt.: _____ kg		<b>4</b> Description of Content: _____ Value of Goods: _____ The Total Value of consignment for carriage / E-Way bill ₹ <u>40/-</u>		<b>dtcdc plus+</b> Use DTDC Premium Express Product for Time Assured Delivery	
<b>5</b> Risk Coverage: Owner <input type="checkbox"/> Carrier <input type="checkbox"/>		<b>6</b> Paper Work Enclosures		<b>7</b> Type of consignment (Please ✓) Commercial <input type="checkbox"/> Non Commercial <input type="checkbox"/>	
<b>9</b> Mode: Surface <input type="checkbox"/> Air cargo <input type="checkbox"/> Express <input type="checkbox"/>		<b>10</b> Charges Amount (₹)		<b>8</b> Value Added Services - Not Available	
<b>11</b> I/We declare that this consignment does not contain personal mail, cash, jewellery, contraband, illegal drugs, any prohibited items and commodities which can cause safety hazards while transporting. The declared value of goods is true and accurate.		<b>12</b> Booking Branch / Franchisee Code		<b>13</b> Receiver's Name: _____ Relationship: _____ Ph. No.: _____ Company Stamp & Signature: _____ DD MM YY TIME AM/PM	
Track Consignments - Send "TRACK CONSIGNMENT No" to 92300 92300   Email: customersupport@dtcdc.com   www.dtcdc.in   SENDER COPY   July 2017 Release					

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Date: 17/8/17	Sender's Code:	Pick-up Ref. No:	2 Recipient's (Consignee) Name: _____ Ph: _____		
1 Sender's (Consignor) Name: _____ Ph: _____ Company Name: <u>Rajeev Keshri</u> Address: _____ City: <u>Co.</u> State: _____ PIN Code: <u>89</u> Sender's GSTIN*: _____		Company Name: <u>Common Realty</u> Address: _____ City: <u>Kalvada</u> State: _____ PIN Code: <u>700107</u> Recipient's GSTIN*: _____			
3 Nature of consignment Dox <input type="checkbox"/> Non-Dox <input type="checkbox"/> Total Num Pcs: <u>2500</u> DIM 1: L cm X B cm X H cm X Pcs Actual Wt.: _____ kg DIM 2: L cm X B cm X H cm X Pcs Volumetric Wt.: _____ kg DIM 3: L cm X B cm X H cm X Pcs Chargeable Wt.: _____ kg		4 Description of Content: _____ Value of Goods: _____ The Total Value of consignment for carriage / E-Way bill ₹ <u>400</u>			
Risk Coverage: Owner <input type="checkbox"/> Carrier <input type="checkbox"/> 6 Paper Work Enclosures Mode: Surface <input type="checkbox"/> Air cargo <input type="checkbox"/> Express <input type="checkbox"/> 10 Charges Amount (₹) a) Tariff (incl. Of FSC + Taxes) b) Value Added Service Charges c) Risk Surcharge d) Total amount (a+b+c)		7 Type of consignment (Please ✓) Commercial <input type="checkbox"/> Non Commercial <input type="checkbox"/> 8 Value Added Services - Not Available CN Expiry Dt.: _____ Consignment Number: <b>K20005240</b>			
11 I/We declare that this consignment does not contain personal mail, cash, jewellery, contraband, illegal drugs, any prohibited items and commodities which can cause safety hazards while transporting. The declared value of goods is true and accurate. Sender's Signature: _____ Date: _____ Time: _____ AM/PM		13 Receiver's Name: _____ Relationship: _____ Ph. No.: _____ Company Stamp & Signature: _____ DD MM YY TIME AM/PM			
Consignments - Send "TRACK CONSIGNMENT No" to 92300 92300   Email: customersupport@dtcd.com   www.dtcd.in   SENDER COPY   July 2017 Release					

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3 Nature of consignment Dox <input type="checkbox"/> Non-Dox <input type="checkbox"/> Total Num Pcs: <u>2500</u> DIM 1: L cm X B cm X H cm X Pcs Actual Wt.: _____ kg DIM 2: L cm X B cm X H cm X Pcs Volumetric Wt.: _____ kg DIM 3: L cm X B cm X H cm X Pcs Chargeable Wt.: _____ kg		4 Description of Content: _____ Value of Goods: _____ The Total Value of consignment for carriage / E-Way bill ₹ <u>400</u>			
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 Premium express product by DTDC

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**dtcd blue**  
 Premium express product by DTDC

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