

Ref No.: Janapriyo Real Estate Pvt Ltd/Kalyani City Enclave/
Arindam Mitra & Shyamali Mitra/Plot No. 27-36-220-
221-232-233/04.

Date: 30-08-2017

BY SPEED POST with A.D.

To
Mr. D. L. Bagchi,
The Admin. Officer,
M/s Janapriyo Real Estate Pvt. Ltd.
JANAPRIYO BHAVAN,
151/A, Jodhpur Gardens,
2nd floor,
P.S. – Lake,
Kolkata – 700045.

Kind Attn.: Mr. D. L. Bagchi.

Subject: -- Record notes of discussions of the meeting dated 27/08/2017 between the **seller** (M/s Janapriyo Real Estate Pvt. Ltd.) and the **buyers** (Mr. Arindam Mitra & Mrs. Shyamali Mitra) at the aforementioned office address of the said seller.

Regarding: -- Our Reminder to Request Notice to you for execution of "Deed of Conveyance" for our intended purchase of Plot nos. 27, 36, 220, 221, 232 & 233 under your project Kalyani City Enclave for which all payments were made by us to you.

References: -

1. Our email dated 5th August 2017, bearing no. Janapriyo Real Estate Pvt Ltd/Kalyani City Enclave/ Arindam Mitra & Shyamali Mitra/Plot No. 27-36-220-221-232-233/01
2. Our letter under Registered A.D. dated 7th August 2017, bearing no. Janapriyo Real Estate Pvt Ltd/Kalyani City Enclave/ Arindam Mitra & Shyamali Mitra/Plot No. 27-36-220-221-232-233/02.
3. Our email dated 13th August 2017, bearing no. Janapriyo Real Estate Pvt Ltd/Kalyani City Enclave/ Arindam Mitra & Shyamali Mitra/Plot No. 27-36-220-221-232-233/03
4. Your email bearing No. – Nil dated 19th August 2017.
5. Our meeting dated 27/08/2017 at your aforementioned address.

Dear Sir,

In continuation with our communications referred hereinbefore and also in reply to your referred email dated 19/08/2017, the following were noted: -

1. The earlier email ID janapriyo@gmail.com of your company is no more valid and your present & valid email ID is janapriyo2017@gmail.com
2. You have requested us to wait at least upto PUJA festival because:-
 - The Government of West Bengal has not yet taken any concrete decision regarding Registration, Mutation & Conversion fees after implementation of GST.

o/c

Arindam Mitra
30/08/2017

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Shyamali Mitra
30/08/2017

We expressly declared to you in our earlier communications referred hereinbefore as well as telephonically and also in the said meeting that: -

1. We are ready, agreeable and competent to pay to the statutory authorities additional costs, if any whatsoever, due to change in tax rates and/or due to imposition of any new taxes including GST.
2. We have paid you all the consideration sums for the referred six plots, save and except around Rs. 70,000/- is balance for plot no.-36 only against which some post dated cheques are deposited and monthly instalments are accordingly being paid regularly. We have stated clearly that the balance whatsoever shall remain at the time of registration will be paid by us in full once for all for this plot.
3. We earnestly requested you that, we need to complete the registration of "Deed of Conveyance" for all the six plots referred above without any further delay.

We have considered your referred email dated 13/08/2017 carefully, but could not be agreed with for the following reasons: --

- a) Because there is no occurrence of any stalemate situation in buying or selling of residential properties anywhere in the state of West Bengal due to implementation of GST.
- b) We, as the buyers, are ready, competent and agreeable to incur every differential expense towards additional cost if at all any on account of implementation of GST.

Therefore, on becoming truly unconvinced with your referred email dated 13/08/2017, we, the buyers attended in your office in person on 27/08/2017 to request you once again to execute the registration deeds for which all payments are already made by us.

In the said meeting in your office the following points were discussed on 27/08/2017: --

- i) **Participants from the seller's side: -**
 - a. Mr. Bharat Naskar, Managing Director, Janapriyo Real Estate Pvt. Ltd., JANAPRIYO BHAVAN, 151/A, Jodhpur Gardens, 2nd floor, P.S. – Lake, Kolkata – 700045.
 - b. Mr. D. L. Bagchi, Admin. Officer, Janapriyo Real Estate Pvt. Ltd., JANAPRIYO BHAVAN, 151/A, Jodhpur Gardens, 2nd floor, P.S. – Lake, Kolkata – 700045.
- ii) **Participants from the buyer's side: -**
 - a. Mr. Arindam Mitra.
 - b. Mrs. Shyamali Mitra.
- iii) **The following points were discussed: -**
 - a. The buyers requested the seller once again to execute the deed of conveyance for all the six plots immediately.
 - b. The seller intimated that, the cost of stamp duty has recently been increased by the Government by way of increase in valuation of the lands in the said area of the project. Due to this reason, purchasers have to bear additional costs and thereby that will adversely effect in their business. So, the seller insisted the buyers to wait at least upto PUJA festival.
 - c. The buyers intimated that they are ready, competent and agreeable to incur this additional cost if any whatsoever due to such increase of valuation of land and thereby corresponding increase of stamp duty etc.

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- d. The seller did not agree to the repeated requests of the buyers and intimated them they have to wait at least upto PUJA festival.
- e. Even after repeated requests of the buyers the seller remained unmoved and rejected appeal of the buyers.

Therefore, under the aforementioned circumstances, on being fully unconvinced with the plea of the seller, we the buyers once again appeal before you to arrange for executing the registration of the Sale Deeds at the earliest please. Else otherwise the buyers shall have no other alternative than to consider themselves as being deliberately deprived from their usual expectations against the sums they have already paid to the seller.

Hence, we once again appeal before you to kindly consider our request at the earliest please without any further delay.

Arindam Mitra
30/08/2017
ARINDAM MITRA

Shyamali Mitra
30/08/2017
SHYAMALI MITRA




CC: —

- 1) Mr. Bharat Naskar, Managing Director, Janapriyo Real Estate Pvt. Ltd., JANAPRIYO BHAVAN, 151/A, Jodhpur Gardens, 2nd floor, P.S. – Lake, Kolkata – 700045.




Arindam Mitra
30/08/2017
ARINDAM MITRA

Shyamali Mitra
30/08/2017
SHYAMALI MITRA



4 Date mailed Year Month Day			5 Time mailed Hour Minutes		20 A Dispatch charge		 
					20 B office of origin		
Customs declaration <input type="checkbox"/> Description of contents Applicable for International EMS Speed Post only							27 Name in print of the person taking of the item
							28 Signature 
22 <input type="checkbox"/> Gift		23 <input type="checkbox"/> Sample of merchandise		24 Value	25 Weight In Kg.	29 Date of delivery Year Month Day	30 Time of delivery Hour Minutes
Sender				Addressee			
8 Name and address of sender ARINDAM MITRA 1 M. B. Road, Gectanjali Apartment Flat no. 5, P.O. - Belghoria				12 Name and address of addressee Mr. Bhaskar Naskar, M/S Janapriyo Real Estate Pvt Ltd Janapriyo Bhavan 151/A Jodhpur Garden			
9 Sender's postal Code 7100056				14 Addressee's postal Code 7100045			

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Customs declaration <input type="checkbox"/> Description of contents Applicable for International EMS Speed Post only							27 Name in print of the person taking of the item
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Sender				Addressee			
8 Name and address of sender ARINDAM MITRA 1 M. B. Road, Gectanjali Apartment Flat no. - 5, Kolkata-56 P.O. - Belghoria				12 Name and address of addressee Mr. D.L. Bagchi, M/S Janapriyo Real Estate Pvt. Ltd Janapriyo Bhavan, 151/A Jodhpur Garden, 2nd floor,			
9 Sender's postal Code 7100056				14 Addressee's postal Code 7100045			

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