



Arindam Mitra <mitra.arindam.2007@gmail.com>

Registration of six plots in Klyani City Enclave

1 message

Arindam Mitra <mitra.arindam.2007@gmail.com>

28 March 2018 at 00:05

To: janapriyo2007 <janapriyo2007@gmail.com>

Bcc: "mitra.debkanika.2017" <mitra.debkanika.2017@gmail.com>, arindam.mitra@shapoorji.com

To

The Managing Director,
M/s Janapriyo Real Estate Pvt. Ltd.
JANAPRIYO BHAVAN,
151/A, Jodhpur Gardens,
2nd floor,
P.S. – Lake,
Kolkata – 700045.

Kind Attn.: Mr. Bharat Naskar.

Dear Sir,

Thanks for providing us six nos. Of DRAFT Sale Deeds in respect of our purchase of plot of lands from you for those situated in your Project "Kalyani City Enclave".

A bare perusal of all the aforementioned six draft sale deeds has been done by us. Being a layman in this trade/profession we could notice several mistakes in the said DRAFTS. It is our apprehension that there could be many other errors if we would have given to any profession lawyer.

On the six DRAFT Sale Deeds so provided by you to us, we have made some corrections/ cuttings/ additions/ alterations/ deletions etc. in some of the places and thereby converted those into six pdf files. We are attaching herewith those six pdf files for your ready reference and further necessary action please.

We therefore request you to please rectify the errors. Please do the needful at the earliest so that the process of registration and physical possession of the said plots can be concluded.

In addition to the aforementioned, we are notifying you the following points please:-

1. Non-Approval of the project Kalyani City Enclave: it is understandably clear from the DRAFT Sale Deeds as provided by you to us that, you have not yet obtained the required statutory permission/ approval from the Government Authorities.
2. Frequent & repeated change of the Brochure of your Company in respect of the project Kalyani City Enclave: it is clear that, you are frequently changing the Company Brochure anytime at your sweet will. In this way we are uncertain about the network and other properties of the internal roads and other features integrally related to the plot of lands we are going to purchase. Therefore, we demand that a KEY PLAN and the prevalent Brochure along with the PLOT Boundary Plan to be annexed with the Schedule of the Sale Deeds.
3. You have constructed one entrance gate. We request you that we should have fullest right to access through this gate freely without any hindrance whatsoever. This point to be incorporated in all the deeds please. Also our access through the roads from the gate to the plots shall never be made any obstruction, prevention etc.

4. All land related taxes to be cleared by you till the date of registration is over.
5. Immediately before the registration process, you have to physically demarcate the plots and give free possession to us. You have to issue Possession Certificate please.
6. Reference to the Sale Agreement to be made in the Sale Deeds.
7. Key map and mouza map in respect of the plots in addition to plot boundary sketch, to be made an integral part of the sale deeds.
8. We shall at our liberty to apply and obtain our building plan from the Panchayet Authority without any interference of you.
9. Since the Development Works as stipulated in the Sale Agreements is not completed, we are therefore unable to pay you the 5% charges in this respect now.

Thanks & Regards,

ARINDAM MITRA

SHYAMALI MITRA.

6 attachments



Plot No. 27 (Original) - 42 (New) - Dag No UNDEFNED.pdf

118K



Plot No. old-36 NEW-46- Dag No 1407.pdf

104K



Plot No. 220 - Dag No 1356.pdf

107K



Plot No. 221 - Dag No 1362.pdf

93K



Plot No. 232 - Dag No 1356.pdf

107K



Plot No. 233 - Dag No 1362.pdf

96K