



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

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## Registration of six plots in Klyani City Enclave

1 message

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**arindam mitra** <arindam.mitra@shapoorji.com>  
To: mitra.arindam.2007@gmail.com

4 April 2018 at 16:32

**From:** JANAPRIYO REAL [mailto:[janapriyo2007@gmail.com](mailto:janapriyo2007@gmail.com)]  
**Sent:** 04 April 2018 14:21  
**To:** arindam mitra  
**Subject:** Re: FW: Registration of six plots in Klyani City Enclave

Dear Mr. Mitra

Appended herewith the six no of draft deeds in final form and please be acknowledged the same.

With reference to your earlier mail, I would like to point out that the discussion have had with you at Lake police station on 28.03.2018 we have clarified all the issues with relevant documents which, were sought for.

In addition to that I would like to place the following to meetup your quarries.

1. Development of KLC is going on and statutory charges have been paid to the authority concern. So question of non approval is hereby denied.
2. In order to ratify the changes over the project since its inception the company has renumbered the scheme plots without changing the location and physical position and the same has been done for implementation of the statute. The remaining part is hereby denied.
3. The plots within the KCE comprised with all the easement rights, benefits facilities for egress and ingress over the road and/or passage within the project arena KALYANI CITY ENCLAVE.
4. Mutation and conversion of any plot can only be done after clear up khazna and the company is fully responsible to get mutation of the concerned plot though you are having ample opportunity to get your property mutated by yourself.
5. The development of the plot can be done after conversion and after development, physical possession will be handed over.

6. Transfer of right, title and interest is transferred only after execution and registration of sale deed. If the sale agreement is not referred it does not affect the right, title and interest.

7. Site plan showing physical position will be attached with the sale deed and the same will be part and parcel of the Indenture. Mouza Map cannot be attached with the sale deed.

8. You are having ample opportunity to obtain building plan from the authority concern. In that event the company has no issue.

9. Possession is related with development, so the Development charges (Water and Electricity charges) have to be paid to get possession.

Thanks and regards

D J Bagchi

On Wed, Mar 28, 2018 at 11:33 AM, arindam mitra <[arindam.mitra@shapoorji.com](mailto:arindam.mitra@shapoorji.com)> wrote:

Dear Sir,

Forwarded please.

ARINDAM MITRA.

-----Original Message-----

From: Arindam Mitra [mailto:[mitra.arindam.2007@gmail.com](mailto:mitra.arindam.2007@gmail.com)]

Sent: 28 March 2018 00:05

To: janapriyo2007

Subject: Registration of six plots in Klyani City Enclave

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.







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**6 attachments**

-  **NO.1 DAG NO.1356-PLOT 232.doc**  
53K
-  **NO.2-DAG NO.1362-PLOT 233.doc**  
57K
-  **NO.3-DAG NO.1362-PLOT 221.doc**  
57K
-  **NO.4 DAG NO.1356-PLOT 220.doc**  
51K
-  **NO.5-DAG NO.1318-PLOT 42.doc**  
51K
-  **NO.6-DAG NO.1407-PLOT 46.doc**  
49K