

From:-

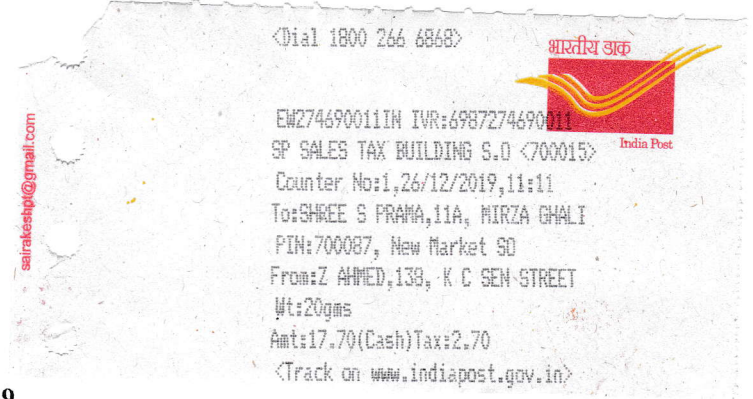
Zeyauddin Ahmed  
Keshab Residency,  
Flat no. 1F, Block – 1,  
138 Keshab Chandra Sen Street,  
Kolkata – 700009

Date :- 26.12.2019

To  
**Mr Syed Irfan Sher,**  
**Managing Director,**  
**Anandam Housing (P) Ltd.,**  
**33, Shakespeare Sarani,**  
**Kolkata - 700017**

Dear Sir,

**Sub:- Demand notice**  
**Ref:- Your letter dated 23.12.2019**



This has the reference to your demand notice letter dated 23.12.2019.

Please confirm the completion of all the pending works as discussed in the office of Consumer affairs on 27.11.2019. For your ready reference, I would like to indicate the pending work as follow:

- Change of commode of all the bath rooms as per agreement. You agreed in the meeting to get it changed in presence of the dealing officer.
- Change of lift as per the make or change of its drive as agreed.
- Pending work of painting & skid etc .

While referring your cost of extra works indicated in the aforesaid letter, I do not find the same admissible as per our agreed contract. Please check & review the same.

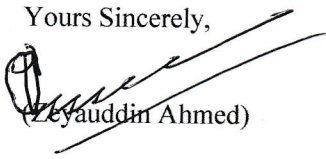
In your calculation, you have missed out the deduction of penalty for the delay of execution as per the agreed time period. This is as per clause no. 8 of page no. 4 of the agreement.

I would request you to kindly mark the parking areas applicable to me with the incorporation of the same in the lay out which would be part of our documents for registration.

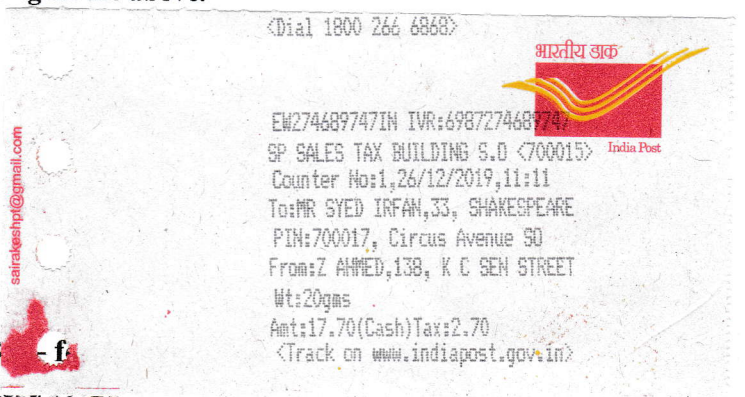
**Please send me your revised demand note indicating all the above.**

Thanking you,

Yours Sincerely,

  
(Zeyauddin Ahmed)

CC to :- **Shri S Pramanik**  
**Assistant Director – Consumer affairs & FB - f**  
**Reference - Complaint index no. 74/CAD-R**



# Anandam Housing Pvt. Ltd.

## HOUSING & REAL ESTATE BUSINESS HOUSE

33, Shakespeare Sarani, Kolkata - 700 017, Mobile : 09831093599, E-mail : anandamhousingpvtltd@yahoo.in

To,  
Mr. Zeyauddin Ahmed,  
Mrs. Safia Ahmed,  
Mr. Badruddin Ahmed Bazmi,  
Keshab Resi dency, Block - I,  
Flat No. 1F,  
138, Keshab Chandra Sen Street,  
Kolkata - 700009.

Date: 23.12.2019

From,  
Anandam Housing Pvt. Ltd.,  
33, Shakespeare Sarani,  
Kolkata - 700017.

Sub: Demand Notice.

Sir,  
Details of Payment on account of entire 2<sup>nd</sup> floor (consisting of 3 Flats) at 265D/1,  
B.L.Shah Road project are as follows:-

Total consideration amount (Including Parking) = Rs. 81,06,000/-  
Payment Received till date is = Rs. 46,53,000/-

Payment Due = Rs. 81,06,000 (-) Rs. 46,53,000 = Rs. 34,53,000/-

Extra work cost as follows:-

1. Water Connection in Veranda	Rs. 12,000/-
2. Loft in 3 flats @ 10,000/- each flat	Rs. 30,000/-
3. Extra T.V. points in all rooms	Rs. 5,000/-

Contribution for the Generator will be settled on the basis of Quotation to be received from Reputed Brands.

Grand Total - Rs. 34,53,000/- + 47000/- = Rs. 35,00,000/-

Note : All figures mentioned hereinbefore are subject to final verification.

Please treat this Bill as the Final settlement. Registration of the Three Flats may be fixed on Monday the 6<sup>th</sup> January 2020.

Thanking You,  
Yours faithfully,



**ANANDAM HOUSING PVT. LTD.**  
Syed Irfan Sher (Managing Director)

# Anandam Housing Pvt. Ltd.

## HOUSING & REAL ESTATE BUSINESS HOUSE

33, Shakespeare Sarani, Kolkata - 700 017, Mobile : 09831093599, E-mail : anandamhousingpvtltd@yahoo.in

To,  
Mr. Zeyauddin Ahmed,  
Mrs. Safia Ahmed,  
Mr. Badruddin Ahmed Bazmi,  
Keshab Resi dency, Block - I ,  
Flat No. 1F,  
138, Keshab Chandra Sen Street,  
Kolkata - 700009.

Date: 23.12.2019

From,  
Anandam Housing Pvt. Ltd.,  
33, Shakespeare Sarani,  
Kolkata - 700017.

Sub: Demand Notice.

Sir,  
Details of Payment on account of entire 2<sup>nd</sup> floor (consisting of 3 Flats) at 265D/1, B.L.Shah Road project are as follows:-

Total consideration amount (Including Parking) = Rs. 81,06,000/-  
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Please treat this Bill as the Final settlement. Registration of the Three Flats may be fixed on Monday the 6<sup>th</sup> January 2020.

Thanking You,  
Yours faithfully,



**ANANDAM HOUSING PVT. LTD.**  
Syed Irfan Sher (Managing Director)

# Anandam Housing Pvt. Ltd.

**HOUSING & REAL ESTATE BUSINESS HOUSE**

33, Shakespeare Sarani, Kolkata - 700 017, Mobile : 09831093599, E-mail : anandamhousingpvtltd@yahoo.in

Date: 31.12.2019

To,  
Mr. Zeyauddin Ahmed,  
Mrs. Safia Ahmed,  
Mr. Badruddin Ahmed Bazmi,  
Keshab Residency, Block - I,  
Flat No. 1F,  
138, Keshab Chandra Sen Street,  
Kolkata - 700009.

From,  
Anandam Housing Pvt. Ltd.,  
33, Shakespeare Sarani,  
Kolkata - 700017.

Dear Sirs,

Sub: Demand Notice  
Ref: Your Letter dated. 26.12.2019

With reference to the discussion in the office of Consumer Affairs on 27.11.2019.

1. Cost of hanging commode in 2 baths at Rs.5500/- per commode (Rs.11,000/-) will be paid to you.
2. Painting work is in last phase.
3. Parking area allocation plan is marked and a Ground Floor layout allotment Plan is annexed herewith. Slot No. 'C-2'.
4. As regards to the penalty clause for delay referred to by you, compliance of Clause 10 of page 5 and Default Clause 1 of page 7 will be involved. Delay if any was due to your 2<sup>nd</sup> floor revised Plan approval from K.M.C. which please note.
5. With regards to change of Drive in the lift, the lift manufacturer has directly spoken to you in the matter and a decision has been arrived at .
6. Please note that CCTV Camera is being installed on all floors for the safety and Security of the Building residents. Hence, cost of the same will be proportionately shared between the flat owners accordingly at Rs.2500/- per flat. Rest as per the previous Demand Notice dated 23/12/2019.

Thanking You,  
Yours faithfully,

ANANDAM HOUSING (P) LTD.

Director

ANANDAM HOUSING PVT. LTD.  
SYED IRFAN SHER (Managing Director)

Cc to:-

Shri. S. Pramanik  
Assistant Director,  
Consumer Affairs & FBP,  
For information Reference,  
Complaint index no. 74/CAD-Rest/19-20

From:-

Zeyauddin Ahmed  
Keshab Residency,  
Flat no. 1F, Block – 1,  
138 Keshab Chandra Sen Street,  
Kolkata – 700009

Date :- 02.01.2020

To  
**Mr Syed Irfan Sher,**  
**Managing Director,**  
**Anandam Housing (P) Ltd.,**  
**33, Shakespeare Sarani,**  
**Kolkata - 700017**

Dear Sir,

**Sub:- Demand notice**  
**Ref:- Your letter dated 31.12.2019**  
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This has the reference to your demand notice letter dated 31.12.2019 .

Our comments to your above said letter are as under:

1. It was decided in the meeting at the office of Consumer Affairs on 27.11.2019 that the commode of 2 nos bath rooms shall be changed as per contract by you at your cost. Mr Salim Jahangir will assist you in providing labour on chargeable basis. I am not aware whether you have approached Mr Salim Jahangir for the assistance of labour on chargeable basis or not. I shall honour the decision of the office of the Consumer Affairs & stick to the same & would request you to change the commode to the wall hanging type. I do not need the money in lieu of the same as mentioned by you in your letter.
2. I shall inspect the painting & other remaining work as soon as you confirm the completeness of the same.
3. Agreed & would request you to make this document as part of registered deed.
4. The penalty clause must be applicable in line with our agreed terms of contract.
5. The lift manufacturer has not spoken to the undersigned so far. I do not wish that the lift manufacturer will speak to me. You have understood the requirement & would request you to kindly get it changed before the registration.
6. Installation of CCTV is not the part of our contract, however considering the safety & security of the Building premises, it can be installed at a later date after all the flat owners have joint meeting.

**Please send me your revised demand note.**

Thanking you,

Yours Sincerely,

  
(Zeyauddin Ahmed)

CC to :- **Shri S Pramanik**  
**Assistant Director – Consumer affairs & FBP – for information**  
**Reference - Complaint index no. 74/CAD-Rest/19-20**