

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

Date :- 10.04.2019

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

Dear Sir,

**Sub:- Inspection of Flats booked at B L Saha Road**  
**Ref:- a) Our Agreement dated 26.08.2016**  
**b) My mail dated 21.06.2018 & 24.06.2018**  
**c) Your mail reply dated 22.06.2018 & 30.06.2018**  
**d) Our Speed post letter dated 20.07.2018 & 18.03.2019**  
**e) Your letter dated 20.03.2019 confirming the readiness of flats.**  
**f) Our speed post letter dated 22.03.19 & your reply dated 28.03.19**  
**g) Our sped post letter dated 02.04.2019**

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Based on your letter confirmation dated 20.03.2019, the undersigned visited 265D/1 B L Saha Road, Kolkata – 700053 on 09.04.2019 for the purpose of inspection of ready flats. Inspection of flats were carried out in presence of your representatives Mr. S Masihuddin & Mr Shahnawaz. The outcome of inspection is indicated below:

**1. Common Area**

- a. No work has been done for Boundary walls & main gate.
- b. Ground floor, entrance, drainage system were found not ready.
- c. Ground floor were found with full of rubbish & without flooring.
- d. Lift was not found. No worker is seen working on lift.
- e. Staircase was found without light connection & windows/grill.
- f. No meter rooms was found except one wooden sheet mounted on one of the wall having some electrical accessories.
- g. Workers were found working on the outside of Lift cavity for plastering/tiles work.
- h. Roof top were found without plaster & roof treatment.
- i. Top lift room was found empty without any lift instruments fitted.

Photographs are taken to have the proof of above & can be produced on demand.

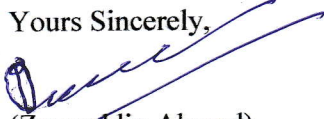
**2. Flats nos A, B & C on 2<sup>nd</sup>. Floor**

- a. The details of observation is attached in the form of inspection report duly signed by your representative.
- b. Many deviations are noticed which needs to be corrected.
- c. Electrical connections could not be checked due to non-availability of power in flats.

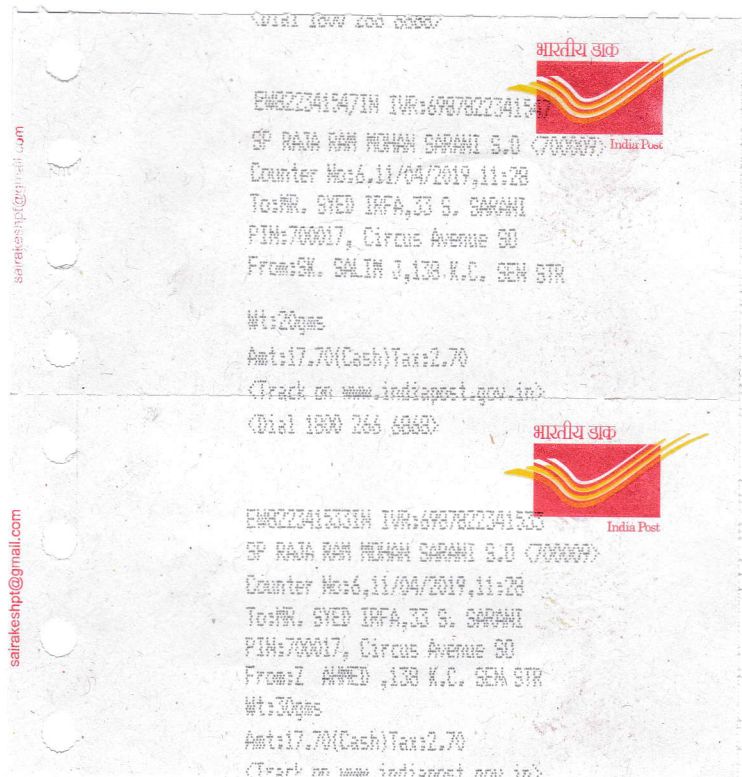
The present condition of the flats cannot be called as ready. Please attend all the above points & send the compliance for re-inspection with suitable date complete in all respect.

Thanking you,

Yours Sincerely,

  
(Zeyauddin Ahmed)

Encl :- A/A



JOINT INSPECTION OF FLATS AT 265D/1 B L SHAH ROAD, TOLLYGANJ, KOLKATA - 700053

ON

09.04.2019 (2ND. FLOOR, FLATS A, B & C)

S. NO	DESCRIPTION /	FLAT - A	FLAT - B	FLAT - C	REMARKS
		OK/ NOT OK	OK/ NOT OK	OK/ NOT OK	
1	Plastering of external/internal wall of flats	✓	✓	✓	
2	Windows Grill with Aluminium frame	✓	✓	✓	NO Box type Grill
3	Staircase with strogan Kota stone & Tiles & hand railings	✓	✓	✓	
4	Drainage connection as per KMC guidelines	X	X	X	
5	Roof treatment with I.P.S finish	X	X	X	
6	Water supply connection from KMC	✓	✓	✓	
7	Overhead tank & pipe connection to all the flats.	✓	✓	✓	
8	Painting of outside face of external walls.	X	X	X	
9	Painting of inside face of internal walls with white putty & plastic emulsion paint.	X	X	X	
10	Flooring of rooms with Marble & tiles with acid polishing in all rooms, verandah & kitchen.	✓	✓	✓	
11	Glazed Tiles fittings in all the toilets upto 6'9" height.	✓	✓	✓	
12	Size of windows 6 ft X 3 ft fitted with 3 doors sliding aluminium doors having 3 or 4 mm thick frosted glass.	✓	✓	✓	NO windows 59" x 47" smaller
13	Box type (1ft depth) grill in each windows.	X	X	X	
14	All the doors having size of 6.5' X3.5' with 32/35mm modern weather proof flush doors fitted with Godrej locks.	✓	✓	✓	
15	White wash basin 20" in each toilets.	X	X	X	
16	White commode of porcelain (wall mounted type) with good quality flushing system in each toilets.	X	X	✓	Corrosion not available
17	Concealed hot geyser & cold water pipe line in each toilets.	✓	✓	✓	
18	Green marble/Graniteon kitchen platform.	✓	✓		
19	Stainless Steel Sink in kitchen.	X	X	X	
20	2 nos water connection in kitchen				only 1 NO tap
21	1 no water connection for aqua guard.	✓	✓	✓	NO tap
22	Internal wiring in side the flats.	✓	✓	✓	
23	Meters for each flats.	X	X	X	
24	Change over switch from electricity to generator	X	X	X	
25	All rooms/drawing rooms fitted with 3 lights, 1 fan, 3 plugs(2 nos - 5 Amp & 1 no. 15 Amp), 1 AC point.	✓	✓	✓	
26	Kitchen to be fitted with 2 lights, 1 exhaust fan, 2 plug - 15Amp.	✓	✓	✓	
27	Toilets to be fitted with 2 lights, 1 exhaust fan, 2 plug - 15Amp.	✓	✓	✓	
28	Point for dish antenna	✓	✓	✓	
29	intercom connection	X	X	X	
30	Automatic lift(OTIS/Kone) installed.	X	X	X	Lift order on local make
31					
32					

ZAHMED  
Signature

SYED IRFAN SHER  
Signature

- ① Bath rooms are PVC.
  - ② NO electric Meters.
  - ③ Ground floor common passage not completed
  - ④ Main gate not read
  - ⑤ Next inspection for final hand over
- Ward No. 116  
Borough: XIII