

To
The Director,
DTC Project Pvt. Ltd.
1, Netaji Subhash Road,
Kolkata-700001.

Sub.- Flat inspection Report
Ref. My mail dtd.20th. July'2019

This is w.r.t the above and my visit at DTC Southern Heights on 12/01/2020 at 1130 Hrs and meeting with Mr. Abhishek Goswami (Authorised representative from DTC Projects Pvt. Ltd).

According to the statement of Mr. Abhishek Goswami

(i) The completion certificate (CC) to be issued by Government Agencies by this month and the flat would be ready for physical possession by 31 Jan 2020.

(ii) The final demand for possession will be raised only after satisfactory final inspection by individual owners for rectification of all the defects pointed out in writing by individual owners during 1st inspection.

(iii) The final demand for possession will be raised only after getting the completion certificate (CC) issued by Government Agencies

(iv) The final demand for possession will be raised only after completion of all amenities

(v) Compensation/penalty by DTC would be paid only after Final Payment and Registration of individual units.

Now following are the demand/objections regarding my flat inspection and further visit on 12.01.2020.

1. What is the status of defects pointed out in my first inspection as 6 months already passed and no call/mail further received.

2. During my visit on 12.01.2020 it was found that lift size is extremely small and it is not at all 6 passenger lift as tested there. Lift is not functioning with 6 passengers of normal physique although it is uncomfortable also for 5 passengers itself. During office hour and emergency there will be totally chaotic situation. Further it is also noticed there is no service Lift, which is must as per NBC. I want to get a clear reply against these issues earliest pls before my final inspection.

3. Now as per (iv) above I strongly object about refund/compensation for late delivery after final payment and registration. Whatever the refund value that must be given either before issuing final demand or adjusting the value of final demand as stated by you earlier.

4. Please provide me in writing what are the amenities DTC going to provide while raising final demand and

(i) **Not to include 50% residual payment of club house in Final payment if Club House not in a position to be completed before hand over. (Please refer Schedule -G , Part -III of sales agreement).**

- (ii) If Generator facility for inner consumption not ready to be exploited, not to include the proportionate balance of extra charges. (Please refer Schedule –G , Part –III of sales agreement).
- (iii) Not to raise 100 % of one year maintenance charge from the day of physical possession notice, calculate in proportion to the referred facilities provided in ready to be exploited condition. If at all, the facilities /amenities not provided, so what for we going to pay for maintenance of those facilities which are non-existent (Refer Schedule –D Part-IV).
- (iv) Also provide compensation details and method by which DTC going to compensate for the defects which couldn't be rectified by DTC like rain water pipeline through balcony, not provisioning placement of AC outdoor units, faulty detail of Kitchen outlet, Lift size etc, although rectification is the first criteria.

6. As per HIRA rule compensation for late delivery of flat also should be 18% as of late payment of instalment which is as per agreement 3.5%.

Please clear all the above issue at earliest for debarring from taking further course of step.

Further to mention that till date I have not received Area calculation sheet for my flat along with the measured drawing for which several request was made. A copy of sanction plan is also an urgent need.

To avoid plaster in the external surface of wall horizontal fins has been provided at lintel and floor level which both acts as elevation treatment as well as to protect the non plastered wall from the splash of rain water. But there is every possibility of worn out of surface of fins within 5 to 7 year for its low thickness(hardly 2.5").This will be a recurring expense of maintenance in near future.

With this I may also remind you that in my last demand there was an error of total amount which was more than my previous instalment amount. As it was committed that the extra amount shall be adjusted in last demand, so that point I am just reminding you for preparation of final demand.

A sharp urgent response in respect of all above is awaited at this end please.

Regards,


15. 01. 2020.

Shyamal Sinha

B6E4

DTC SOUTHERN HEIGHT, JOKA