



Durgapur Real Estate Pvt Ltd

AN ISO 9001 : 2008 COMPANY

To
Mr. Modan Kumar Choubay
Block Torsa ,1072 Sq.ft, 2nd floor (flat TYPE A)
Sonar Bangle complex, Ph.1
Arrah, Sibtaia Road
Durgapur, 713212.

Sub. Letter regarding outstanding Amount against your flat (1072 sq.ft, 2nd floor, type A, Torsa)

Dear Sir,

It is for Your Kind intimation that a consolidated outstanding amount of ₹5,28,1800/- (Rupees one lakh forty five thousand seven hundred and one only) against your flat -1072 sqft, 2nd floor type A Torsa, for a constant period, time is in padding state.

As per the new provisions of the "GOVT REGULATORY ACT OF HOUSING SOCIETY - WEST BENGAL" it will be impossible for us to keep your flat unregistered for such a long time as per government's new regulatory amendments. Apart from this as per the agreement we had yet not charged the interest @ 18% p.a on the total amount due from your good self. And if this delay in payment is still be continued than the above rate of interest (18%) will be charged very soon and total amount of Rs.535420/- will be levied on you as per THE AGREEMENT OF CHARGEABLE INTEREST RATE already declared on the agreement format.

So you are being requested to pay the outstanding amount against your flat's updated valuation and complete the registration procedure soon as possible and oblige please.

Thanking you

DATE: 30.08.2019

Yours sincerely,

Subodh kumar Dutta

DIRECTOR

DURGAPUR, REAL ESTATE, Pvt. Ltd

To

Mr. Modan Kumar Choubay
Block Torsa, 1072 Sq.ft. 2nd floor (flat TYPE A)
Sohar Bangle complex Phage-1
Arrah Sibtala Road, Arrah
P.S. Kankash Durgapur. 713212
Burdwan (W.B)

Sub. Letter regarding outstanding Amount against your flat (1072 sq.ft. 2nd floor, type A, Torsa)

Yours sincerely

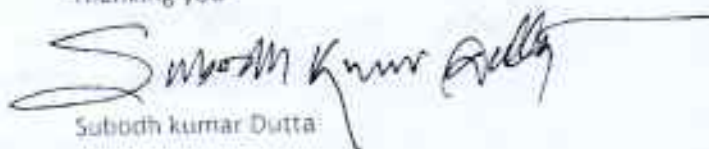
Dear Sir,

It is for Your Kind Intimation that a consolidated outstanding amount of RS 281800/ (Rupees two lakhs eighty one thousand eight hundred only) against your flat - 1072 sqft 2nd floor type A Torsa. for a constant period time is in pending state.

As per the new provisions of the "GOVT REGULATORY ACT OF HOUSING SOCIETY - WEST BENGAL" it will be impossible for us to keep your flat unregistered for such a long time as per government's new regulatory amendments. Apart from this as per the sale agreement we had already charged the interest @ 18% p.a on the total amount due from your good self which amounts to Rs535420/ (Rupees Five lakhs thirty five thousand four hundred and twenty only). So you are cordially requested to kindly pay the requisite outstanding amount as early, as further delay in payment will automatically increase your outstanding amount including at a stage 18% interest amount chargeable as per your sale agreement. We venture to suggest that you are being further advised to complete the registration procedure of your flat as soon as possible as pending registration will not be entertained by us as government policies are now very strict regarding **NON REGISTRATION PROCEDURES** and we will be not liable for any legal proceedings related to the above subject and oblige please

Thanking you

DATE : 11.09.2017


Subodh kumar Dutta

DURGAPUR REAL ESTATE .Pvt .Ltd

DIRECTOR

To,
Mr. Madan Kumar Choubey
Torsa Block, 2nd Floor (A-type), 1072 sq. Ft
Sonar Bangla Complex, Phase- 1
Arrah, Sibtala Road, Arrah
Kanksha, Durgapur- 713212
Paschim Bardhaman (W.B)

Date: 27.10.2017

Sub:- Letter regarding outstanding amount against your flat(Torsa Block, 2nd Floor (A-type), 1072 sq. Ft)

Dear Sir,

28/10/2017

It is for your kind intimation that a consolidated outstanding amount of RS. 2,81,800/- (Rupees two lakhs eighty one thousand eight hundred only) against your flat Torsa Block, 2nd floor(A-type), 1072 sq. Ft. For a constant period time is in pending state.

As per the new provisions of the " GOVT REGULATORY ACT OF HOUSING SOCIETY WEST BENGAL ". It will be impossible for us to keep your flat unregistered for such a long time as per government's new regulatory amendments. Apart from this as per the sale agreement we had already charged the interest @18% p.a. on the total amount due from your good self which amounts to RS. 5,35,420/- (Rupees five lakhs thirty five thousand four hundred and twenty only). So you are cordially requested to kindly pay the requisite outstanding amount as early as further delay in payment will automatically increase your outstanding amount including at a stage 18% interest amount chargeable as per your sale agreement. We venture to suggest that you are being further advised to complete the registration procedure of your flat as soon as possible as pending registration will not be entertained by us as government policies are now very strict regarding non registration procedures and we will be not liable for any legal proceedings related to the above subject and oblige please.

Thanking You.

Yours Sincerely


SUBODH KUMAR DUTTA

DIRECTOR

(DURGAPUR REAL ESTATE PVT. LTD.)

Durgapur Real Estate Pvt Ltd

AN ISO 9001 - 2008 COMPANY

**ANURAG
GROUP**

Mr. Modan Kumar Choubay
Block Torse, 1072 Sq. ft. 2nd floor, flat type A
Sonar Bangle complex Phase-1.
Arrah Sibtala Road, Arrah
P.S. Kankash Durgapur, 713212
West Burdwan

**SUB. REMINDER LETTER REGARDING OUTSTANDING AMOUNT AGAINST YOUR FLAT (1072
SQ. FT. 2ND FLOOR, TYPE A, TORSAL)**

Dear Sir,

It is for Your Kind Intimation that as a particular letter issued earlier dated 30/08/2017, you are advised to pay you the outstanding amount against your flat **AFORESAID ADDRESS AS PER SUBJECT** amounting to **Rs 5,35,420.00** (five lakh thirty five thousand and four hundred twenty only) .but on the contrary you have not given any reply till date to our perusal.

As such we venture to suggest that we are again despatching you a fresh outstanding detail against your aforesaid flat amounting to **Rs 5,85,464.00** (five lakh eighty five thousand four hundred sixty four only), till 30/04/2018 which you have to pay in favour of "DURGAPUR REAL ESTATE PVT.LTD." within seven (7) day from the Delay of receiver of this letter, otherwise we have no other option rather executing "CANCELLATION PROCEDURE" as the registration procedure of the said flat cannot remain "UNDER PROCESS" for such a long period time, which is not as per the act.As per government new policies in this mode of arena.

Hoping for a fruitful reply from your end within the stipulated seven days of time given to you from are part.

Thanking you

Yours sincerely

DATE 22.05.2018



SUBODH KUMAR DUTTA
DURGAPUR REAL ESTATE Pvt .Ltd.
(DIRECTOR)



DURGAPUR
REAL ESTATE PVT. LTD.

DURGAPUR REAL ESTATE PVT. LTD.

Date:-22.08.2018

To
MR. MADAN KUMAR CHOUBAY
BLOCK – TORSIA, 1072 SQ.FT. 2ND FLOOR, FLAT - TYPE – A
SONAR BANGLA COMPLEX – PHASE -1
ARRAH SIBTALA ROAD, ARRAH
P.S – KANKSHA, DURGAPUR – 713212
DIST - PASCHIM BARDHAMAN (W.B)

Sub : Last Reminder Letter Regarding Outstanding Amount Against Your Flat (1072 Sq.Ft. 2nd Floor, Type A – Torsia)

Dear Sir,

It is for your kind information that we have issued a reminder letter dated 21/05/2018 to your kind perusal stating that a lump sum due of Rs. 5,85,464/- (Five Lakh Eighty Five Thousand Four Hundred And Sixty Four Only) towards purchase of a flat measuring 1072 sq.ft. 2nd floor type a torsia in our Sonar Bangla Complex.

It is a great astonishing experience for us that till date you have not responded till that against that letter and the accounts statement of your ledger is showing an net outstanding amount of Rs. 9,59,268.23p (Rupees – Nine Lakh Fifty Nine Thousand Two Hundred And Sixty Eight & Twenty Three Paise Only) till date inclusive of all charges vide the executed agreement between us.

So you are being advised to pay off the outstanding amount stated as early as possible so that your agreement clause cannot be terminated and oblige please.

Thanking You

Your's sincerely

SUBODH KUMAR DUTTA

DIRECTOR – Durgapur Real Estate Pvt. Ltd.



DURGAPUR
REAL ESTATE PVT. LTD.

DURGAPUR REAL ESTATE PVT. LTD.

MADAN KUMAR CHOUBAY
TORSHA, 2nd FLOOR, 'A', 1072 sq.ft.

Upto 15/08/2012 On Possession Outstanding	Rs.	2,81,800 : 00
Interest 15/08/2012 To 31/12/2013 4.5 Month @18%		<u>19,021 : 50</u>
		3,00,821 : 50
01/01/2013 To 31/12/2013 12 Month		<u>54,147 : 78</u>
		3,54,969 : 28
01/01/2014 To 31/12/2014 12 Month		<u>63,894 : 47</u>
		4,18,863 : 75
01/01/2015 To 31/12/2015 12 Month		<u>75,395 : 47</u>
		4,94,259 : 22
01/01/2016 To 31/12/2016 12 Month		<u>88,966 : 66</u>
		5,83,225 : 88
01/01/2017 To 31/12/2017 12 Month		<u>1,04,980 : 66</u>
		6,88,206 : 54
01/01/2018 To 30/07/2018 12 Month		<u>72,261 : 68</u>
		7,60,468 : 22
Total 71 Month Including (From 15/08/2017 To 30/07/2018		<u>1,98,800 : 00</u>
Priode) Charges @ 2800/-P/M		9,59,268 : 22
(Rupees – Nine Lakh Fifty Nine Thousand Two Hundred Sixty Eight and Twenty Two Paisa Only)		

22/8/18