



Durgapur Real Estate Pvt Ltd

AN ISO 9001 : 2008 COMPANY

To
Mr. Madan Kumar Chaubey
RA-87/A, Titov Street
Bidhanagar -713212

Date : 04/02/19

Sub:- Reply against notice dated 29.01.2019 relating to a claim of sum worthing Rs.28,06,655 / alongwith respective documentation of project / title deed/ approved building plan/ layout plan/ structural plan/building completion certificate.

Dear Sir,

I acknowledge receipt of your notice dated 29.01.2019 in reply to my earlier termination letter dated 06.11.2018 on the subject based on constant non-payment of outstanding amount worthing Rs. 9,59,268.23/- (Rupees Nine Lakh Fifty Nine Thousand Two Hundred Sixty Eight and Twenty Three paisa only).

I would like to make it very clear to you that you have booked the apartment with our company i.e. M/S Durgapur Real Estate Pvt. Ltd. Keeping in view your requirement and as such a tripartite agreement had been executed between us, you and the respective Bank dated 22.03.2011. The application money had been received by us consequently and along this payment worthing of Rs 2, 81,800/- (Rupees Two Lakh Eighty One Thousand and Eight Hundred only) had been in outstanding status till 15.08.2012. As such a total of constant non-payment status has been observed by us from 15.08.2012 to till date and during this whole tenure. We have informed you several times to pay off the debt but you had not paid any heed to our letters (which all being annexed herewith). We venture to suggest that an amount of Rs 9,59,268.23/- (Rupees Nine Lakh Fifty Nine Thousand Two Hundred Sixty Eight and Twenty Three paisa only) our being in outstanding status, the outstanding schedule also being here attached with which is binded by the agreement between us and your's good self.

Apart from this you had failed to match our requirements and your commitments were all unfair. After prolonged communication from our part towards your good self, it has been observed that you have no responsive attitude to pay off your debt in such a long period of time. Instead of this our dues had reached to an amount of Rs 9,59,268.23/- (Rupees Nine Lakh Fifty Nine Thousand Two Hundred Sixty Eight and Twenty Three paisa only) as on 02.02.19 your opening outstanding amounting to Rs 9,59,268.23/- (Rupees Nine Lakh Fifty Nine Thousand Two Hundred Sixty Eight and Twenty Three paisa only) .The respective Bank has also issued several letters towards our office stating your failure of the stated non-payment of EMI's for about 3 full years - Is this shows a gross motive from your end to pay the debts of Durgapur Real Estate Pvt. Ltd/ and the respective Bank who have disbursed the consolidated amount in your name towards us? You are just gathering imaginary facts and showing a tendency of ill-

motive to harass us issuing a notice claiming Rs 28,06,655/- (Rupees Twenty Eight Lakh Six Thousand Six Hundred and Fifty Five only) which has no fair calculation nor a descriptive fair accounting schedule. So the aforesaid claim is automatically illegal and full of fraudism and it is a wrong accounting statement which has no proper background to prove your modesty in a proper court of law as your claim is not matching with the agreement between us.

Apart from these, "NPA" notice is also being issued by the Bank towards your property and naturally the said apartment is not free from legal encumbrances and naturally NPA stands for "TERMINATION" for your prolonged failure to pay your outstanding amount towards our office and also you have failed to protect your property from being "NPA" as the case is sure to be served towards DRT Kolkata after "SARFAESI" will be initiated soon for your non-cooperative attitude towards non-payment of debts.

Our activities are not contravention of the statutory provisions of the West Bengal Housing Industry Regulation Act as such your demand is all baseless and fraudulent and oblige please.

Annexed herewith:-

- I. All reminder letters regarding outstanding amount against your apartment.
- II. A sheet of account statement till date.
- III. Copies of Project Documentations.

Thanking You

Your's Faithfully

DURGAPUR REAL ESTATE (P) LTD.



Director

Subodh Kumar Dutta

Director : Durgapur Real Estate Pvt. Ltd.