



# PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY

GSTIN: 07AACAP8786B1ZC  
PAN NO. : AACAP8786B

**Dated : 07.02.2018**

M/s. Ansal Properties & Infrastructure Ltd.  
115, Ansal Bhawan,  
16 Kasturba Gandhi Marg,  
New Delhi-110001

Through:-  
1) Speed Post (AD)  
2) Registered (AD)  
3) Courier  
4) By Hand

Dear Sir,

Sub: **Conversion of land from leasehold to free hold.**

We represent the 'Prakash Deep Flat Owners' Welfare Society consist of flat owners of Prakash Deep Building as our members.

This is with reference to our earlier letter dated 22.01.2018 served upon you on 22<sup>nd</sup> Jan 2018 by hand and on 23<sup>rd</sup> Jan 2018 by Registered speed Post & Courier.

We as well as the flat owners of the society are very sorry to find that our said earlier letter dated 22.01.2018 went unattended by you and you have not even cared to reply our said letter dated 22.01.2018.

You are aware that as on 2011 you have collected from various flat owners of "Prakash Deep" huge amount with the pleas that you will be taking steps for conversion of land at Prakash Deep and thereby flat owners would be benefited. The bonafide flat owners relying on your assurances representations and being induced by your statement that you are promoter and lessee of the Plot, the process could be done through you only, deposited huge sum with you, and are now waiting since 2011 about the result of your assurances representations and inducement in respect of conversion.

After collection of money from Flat owners you have been using and enjoying the said huge amount collected from various flat owners of the Prakash Deep Building by representing assuring and inducing them to believe that you are taking steps for conversion of land from leasehold to freehold of Prakash Deep Building very soon.

Sometime in the year 2014, the flat owners were informed that the conversion work has commenced at the instance of L & DO and that first of all the work at Ansal Bhawan would be done and once you complete the conversion work of Ansal Bhawan you will take up the conversion work for Prakash Deep Building. The Flat owners did not have any option but to wait. After few months, when flat owner again visited at your office, they were asked to come after few months.

Thereafter, after few months flat owners were shocked to learn that instead of Prakash Deep Building you have taken up the conversion work for 'Statesmen House', on few flat owners approached and made enquiry from your office, they were informed by your Mr. Samir Singh and Mr. Bawa Kapoor that because of compelling reasons, you have commenced the conversion work for 'Statesmen House' and that now you have no alternative but to complete the

1/2



**PRAKASH DEEP BUILDING 11TH FLOOR, 7, TOLSTOY MARG, NEW DELHI-110001**

Ph.: 011- 43560203, Email : prakashdeeprwa@gmail.com, Website : Prakashdeeprwa.com





# PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY

GSTIN: 07AACAP8786B1ZC  
PAN NO. : AACAP8786B

conversion work for 'Statesmen House' first and only thereafter you can take up the conversion work for Prakash Deep Building and again your Mr. T. Rajan and one more representative of ANSAL API told the flat owners to wait for few months.

Relying upon the assurances representations and inducement the Prakash Deep flat owners again waited for few months.

Since last few months many of the flat owners regularly approaching and visiting at your office from time to time when they were assured that process of conversion is in progress and is taking time because of some problem in the office of L & Do. Again Flat owners had no alternative but to wait for you to take action.

But since last few months whenever your office is being contacted false assurances are being given that you will be commencing the work of conversion very soon. But nothing is happening.

Thereafter again from time to time the flat owners after collecting information that conversion work for Statesmen House completed approached you, but since last few months your office is not replying nor responding nor meeting any flat owners nor giving proper answer nor replying and your representatives are not even meeting the flat owners.

Few of the flat owners visited the office of L & Do where upon enquiry, the flat owners were shocked to learn that not single steps have been taken by you for conversion of land of Prakash Deep Building.

Your aforesaid act and action certainly amount, to serious criminal acts cheating fraud, misrepresentation, extortion and the flat owners reserve their right to take appropriate action at appropriate time.

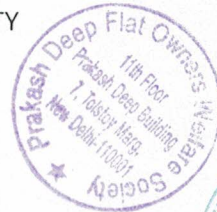
Without prejudice to the flat owners' above right to take legal action, who have advanced to you their hard earned money in the name of Conversion charges as per your call, the Flat Owners finally call upon you to please immediately cause conversion of land from leasehold into freehold and confirm the development with regard to the conversion process within 7 days of receipt of this letter. Failing which appropriate legal action will be taken as maybe advised to flat owners without any further notice to you. Please also add 18% interest on the deposits made with you from the date of respective deposits till now & till process is completed.

For PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY

PRESIDENT

CC to:

1. Mr. Sunil Ambardar (9811410024)
2. Mr. Gurmeet Singh Sethi (9810637633)
3. Mr. Balbir Mehta (9811066735)



*Sanjay*  
7/2/18  
03555330

2/2



PRAKASH DEEP BUILDING 11TH FLOOR, 7, TOLSTOY MARG, NEW DELHI-110001

Ph.: 011- 43560203, Email : prakashdeprwa@gmail.com, Website : Prakashdeprwa.com