To,

The Branch Manager

IDBI Bank, Branch Office

Address: D. No 9-14-15,

Pydah Chambers, 1st floor,

VIP Road, Siripuram,

Visakhapatnam - 03

To,

The Managing Director,

IDBI Bank, Head Office

Address: IDBI Tower,

WTC Complex, Cuffe Parade,

Mumbai- 400005

Subject: Legal Notice for Non-Return of Property Documents

Dear Sir/Madam,

I, Mallikarjuna Rao Bangari, aged 49 years, residing at D. No 20-31-7, AVN College Road, Phaindorapeta, Relli Street, Visakhapatnam - 01, am writing to you in regards to my grievance regarding the non-return of certain crucial documents pertaining to a housing loan availed from IDBI Bank.

On August 31, 2009, I availed a housing loan of Rs. 7,14,341 from IDBI Bank, Branch Office, located at D. No 9-14-15, Pydah Chambers, 1st floor, VIP Road, Siripuram, Visakhapatnam - 03. After diligently repaying the loan, I received a clearance letter from IDBI Bank on December 23, 2020, acknowledging the full repayment of the loan amount.

However, despite the clearance of the loan, IDBI Bank failed to return several important documents related to the property. Despite my repeated requests for the return of these documents, IDBI Bank has not taken any action to address this matter.

On February 2, 2021, I sent a legal notice to IDBI Bank, Branch Office, requesting the return of the documents. The said notice was duly received by your office on February 4, 2021. In response to my legal notice, IDBI Bank, Head Office, situated at IDBI Tower, WTC Complex, Cuffe Parade, Mumbai- 400005, issued a reply notice on March 3, 2021. In the reply notice, IDBI Bank stated that certain documents, including the Sale Deed and Gift Deed, were partially damaged, while others were completely destroyed in a fire accident that occurred on December 11, 2017, at the storage premises of SHCIL in Mumbai.

I must emphasize that the non-return of these documents has caused me significant financial loss and mental anguish. The value of my property is directly dependent on the availability and condition of these documents, and their absence has resulted in a considerable decrease in the value of my property.

Therefore, I hereby demand the following:

* Immediate return of the damaged documents with an endorsement acknowledging the damage caused due to mishandling.
* Compensation of Rs. 18,00,000 (Eighteen Lakhs) towards the damage caused to the original documents.
* Compensation of Rs. 1,00,000 (One Lakh) towards the mental agony and distress caused.
* Reimbursement of Rs. 10,000 (Ten Thousand) towards the costs incurred in pursuing this matter.

Please note that failure to comply with this legal notice within 15 days will leave me with no choice but to initiate legal proceedings against IDBI Bank, seeking appropriate relief through the appropriate legal channels, including but not limited to filing a consumer complaint before the District Consumer Disputes Redressal Commission in Visakhapatnam.

Kindly acknowledge receipt of this notice at the earliest.

Yours sincerely,

Mallikarjuna Rao Bangari