

Paramount Residency Owners Association®

(Regd. No. 1022/2008 under A.P. Societies Registration Act, 2001)



President
Anand R

Vice-President
Avinash K Singh

Treasurer
Koundinya K

General Secretary
Rajaram P

Additional Secretary
Dr. V V Kuchroo

Associate Treasurer
KVSV Prasad

Executive Members
Manish Nalamwar
Ashok Sopori

Eswar K V
Manish Kumar T
Ravi Kant Singh
Prabhakar Srivatsava

Viswanath Reddy L
H J Gaikwad

Rajendra Srikanth K
Krishna Kumar
Akhilesh K Srivatsav
R S Malvi

Security- Main Gate
9963 677877

MINUTES OF MEETING

Venue of Meeting: Paramount Avenue, Nagaram

Date of Meeting: 04-11-2014

People in Meeting:

On Behalf of PMROA: Koundinya Kotharu (Treasurer)
Dr. V V Kuchroo (Additional Secretary)

On Behalf of Paramount Builders: Sri Soham Modi (Managing Director, MPIPL)
Sri Shirish Kumar (Project Manager)
Sri Phani Kumar (Admin. Officer)

Points of Meeting:

1. Introduced ourselves as new executive members of PMROA & gave the new list of EC Members.
2. Asked to hand over Tally Data of PMROA from 2010-Present & Builder readily agreed to provide the required data.
3. Database access to be provided again & Admin. Officer shall update the same regularly.
4. PMROA wishes to take help of Builder for increasing collections & provide a certified copy of Block Summary Report from Database, provided Treasurer, PMROA reconciles the statements with the help of Admin Officer, Paramount Avenue
5. AMC for 6 Otis Lifts to be renewed with assistance of builder by issuing PDC's for next 1 year of ₹15000 per month, provided Builder provides Purchase Orders of all 6 Lifts along with AMC Documents of previous years. PDC's shall be issued only after reconciling the documents with invoices of OTIS & amounts are matching with the Tally Stmt sent to PMROA from Builder.
6. Builder shall assist to settle accounts with OTIS.
7. Builder (including Bhargavi Developers) claims to have paid approximately ₹11 Lakhs to PMROA & proclaims that they cannot continue to pay any further for their respective share of unsold flats. Also claims Corpus Fund has been paid for all the unsold flats.
8. PMROA has agreed to void all the arrears against Builder (including Bhargavi Developers) provided Builder maintains Club House, including Swimming pool strictly at its own cost (including monthly maintenance of swimming pool along with gymnasium, indoor games (if required), providing housekeeping personnel for clubhouse, repairs and maintenance of equipment inside clubhouse (Gym & Indoor Games) for 2 Years from date of agreement.
9. PMROA shall pay Electricity Bills for Club House & Swimming Pool.
10. Seepage Issues have been brought to the notice of builder. Both have agreed on following terms;
 - a. If Seepage inside Flat: cost to be borne by individual owners.

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However, work to be taken up by Builder.

b. If Seepage in common areas and elevation – material to be provided by Builder and labour cost to be borne by PMROA.

11. PMROA to ensure that the following services are upto the mark and properly running at all times at its cost:

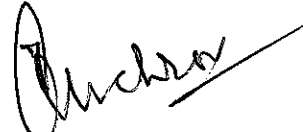
- Basketball Court area
- Lifts
- Generator
- Housekeeping
- Security Services
- Gardening services
- Electricity for common areas and clubhouse

12. Builder has been informed about change of Security Contractor.


13. It's been ensured that message is conveyed to the builder that mutual understanding & cooperation is very much required between builder & PMROA and both are required to go ahead in such way.

On behalf of PMROA


Koundinya Kotharu
(Treasurer)


Dr. V V Kuchroo
(Additional Secretary)

The above minutes are confirmed & ratified by;


Anand Rayavaram
(President)


Avinash K Singh
(Vice-President)


Rajaram Pommer
(General Secretary)

The same may be confirmed by MPIPL too as an acknowledgement
On Behalf of MPIPL/Paramount Builders

Date: 15-12-2014

received
on
12/12/14.

S.No.	Designation	Name	Flat Number	Contact Number	Email	Additional Portfolios	
1	President	Anand Rayavaram	A-209	9949817776	rayavaram.anand@gmail.com	Maintenance Collections	
2	Vice-President	Avinash Kumar. Singh	D-402	9704746757	ksinghavinash@gmail.com	Maintenance Collections	
3	Treasurer	Koundinya Kotharu	B-202	9885511933	kotharukoundinya@gmail.com	MC, Communications, AMC's	
4	General Secretary	Rajaram Pommer	D-502	8008691616	rajaram.pommer@gmail.com	Club House, S.Pool, B. Hall	
5	Additional Secretary	V V Kuchroo	3C-102	9985995403	kuchroocmbi@gmail.com	Security, Housekeeping, Gardening	
6	Associate Treasurer	KVSV Prasad	1C-502	9030620694	press1972@gmail.com	Civil Works	
Executive Members							
7	Executive Members	Eashwer K V	B-103	8096044777	eshu1225@yahoo.co.in		
8		Manish Kumar Tembre	B-206	9030250501	fmanishkumar6158@gmail.com	Electrical Maintenance	
9		Ravi Kant Singh	B-306	8125182617	ravi.kant7382@gmail.com	RO Plants	
10		L Viswanath Reddy	1C-203	9245180083	lvreddy77@gmail.com		
11		Hignness J Gaikwad	1C-501	9490940893	highness.gaikwad@gmail.com	Lifts Maintenance	
12		Rajendra Srikant K	D-205	9393809320	rajendra.kannadakar@gmail.com	Over Head Tanks	
13		Krishna Kumar	D-302	9908608387	krishnakumars@bel.co.in	Gymnasium, Indoor Games	
14		Akhilesh Kumar Srivatsav	D-303	9440043180	akhi177@yahoo.co.in	Generator	
15		Malmi R S	D-404	9908048114		Plumbing	
Co-Opted Members							
16		Co-Opted Members	Ashok Sopori	A-409	9966683977	asopori@gmail.com	
17			Prabhakar Srivatsav	B-404	9032003602	prasri20002001@yahoo.com	
18			Manish Nalamwar	A-202	7382297483	nalamwar.manishkumar@rcilab.in	

Paramount Residency Owners Association®
(Regd.No.-1022/2008)

Paramount Residency, Nagaram, Hyderabad-500 083, Telangana State
email: pmroa7@gmail.com | Facebook: ParamountResidency

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Agreement for handing over maintenance of Club House (including Swimming Pool) to Paramount Builders, MPIPL


Reference: Minutes of Meeting of 04-11-2014 dated 15-12-2014


This agreement is in response to meeting PMROA had with Paramount Builders on 04-11-2014 at Paramount Avenue, Nagaram.

PMROA has agreed to hand over maintenance of Club House (including Swimming Pool) to Paramount Builders, MPIPL for a period of 2 years from the date of this agreement on following terms & conditions;

1. PMROA shall not be liable for payment of any bills towards expenditure incurred by repairs & maintenance of Club House (including Swimming Pool) & its equipment during the tenure of this agreement. Any such bills & vouchers cannot be presented to PMROA even after tenure of this agreement.
2. As that Paramount Builders claims to have paid ₹11 Lakhs to PMROA towards Maintenance Charges & Corpus Fund for their respective share of unsold flats in Paramount Residency, PMROA requests builder to give detailed split-up of said ₹11 Lakhs separately for Corpus Fund & Maintenance Charges.
3. It is also requested to share a copy of bills or indents for any purchase/repair of equipment on club house
4. Waiver of arrears against builder (including Bhargavi Developers) shall apply only to unsold flats & doesn't apply to flats registered in personal stature of any kind. Such shall also be liable to pay Maintenance Charges & Corpus Fund as demanded by PMROA.
5. Arrears that Paramount Builders (including Bhargavi Developers) has been paying for such flats registered in personal statures, have to be cleared immediately before commencement of work on club house.
6. Also amounts collected towards 6 Months Advance Maintenance Charges by newly sold flat owners have to be remitted to PMROA immediately before commencement of work on club house.
7. List of unsold flats till date for both shares have to be shared with PMROA
8. Copy of Possession Letter has to be shared with PMROA hereafter for every newly sold flat.
9. Builder is also requested to direct its newly sold flat owners to pay their 6 Months Advance Maintenance Charges & Corpus Fund (if applicable) at the time of possession to PMROA (PMROA shall share a copy of such receipt to Paramount Builders if required)
10. Also Builder is requested to cooperate for renovation of basket ball court, cafeteria, and compound wall of Paramount Residency & PMROA shall maintain them at stock condition all the time in future.

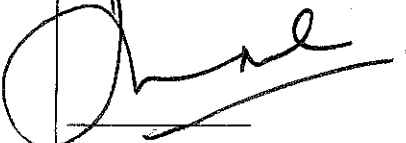
For PMROA


Anand Rayavaram
(President)


Koundinya Kotharu
(Treasurer)


Rajaram Pommer
(General Secretary)

For Paramount Builders





Date: 15-12-2014