

aruna@modiproperties.com

From: sohammodi@modiproperties.com
Sent: 30 December 2019 07:59
To: aruna@modiproperties.com
Subject: FW: Paramount Avenue - Outstanding issues/Request for Appointment
Attachments: PMA ISSUES_MAIL.docx

Aruna,

Print

Regards,

Soham Modi
Managing Director | +91 40 6633 5556 | sohammodi@modiproperties.com
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From: Paramount Avenue Owners Association <info@paramountavenue.com>
Sent: 28 12 2019 08:03 AM
To: Sohammodi <sohammodi@modiproperties.com>; soham@paramountavenue.com
Cc: Kprasad <kprasad@modiproperties.com>; somasekhar1983@gmail.com; sirish.varmaa@gmail.com; bhargava.411@gmail.com; chandu6563@gmail.com; vamandeshmukh@gmail.com
Subject: Re: Paramount Avenue - Outstanding issues/Request for Appointment

Dear Mr.Soham,

Please also note that sign boards like No Parking, Drive way exits Etc., are not installed. Kindly arrange for the same at the earliest.

I have attached the list in word document for your convenience.

On 2019-12-28 07:48, Paramount Avenue Owners Association wrote:

Dear Mr.Soham,

Greetings from Paramount Avenue Residents Association.

We have several long pending works/activities listed below from your side. As you are aware, we have formed new EC team recently. We request you to provide 2 HOURS of your time each for three meetings (Two meetings in your office one to discuss on pending activities and the second one to discuss on the timelines. One meeting is required at the site to show the issues personally to you) to discuss and agree timelines on the pending activities from both the sides. I have listed the works pending from your side below.

Though we have been trying our best to respond to the resident's queries in timely manner, We are being questioned for the delay by your team.

Dear Mr.Soham,

Greetings from Paramount Avenue Residents Association.

We have several long pending works/activities listed below from your side. As you are aware, we have formed new EC team recently. We request you to provide **2 hours** of your time each for three meetings (Two meetings in your office to one to discuss on pending activities and the second one to discuss on the timelines. One meeting is required at the site to show the issues personally to you) to discuss and agree timelines on the pending activities from both the sides. I have listed the works pending from your side below.

Though we have been trying our best to respond to the resident's queries in timely manner.

Common Issues:

1. **Repairing of the driveway tiles:** The tiles were not laid properly and we have this problem since initial days. Kindly get this fixed immediately.
2. **Seepage Issues:** Seepage is one of the burning issues across the society. Almost all the flats are affected internally and externally. There is constant water dripping in cellar leaving several parkings stagnated with water.
3. **Corpus Fund:** We have been informed by Satyanarayana that there is no Corpus fund. The same is being communicated with all the residents. In each and every general meeting we are being questioned on this and we just have no clue on this. Kindly advise Satyanarayana to provide the details on how much of corpus is collected, how much was spent and kindly transfer the balance to the association account immediately along with **prevailing interest**.
I would like to quote a live example where we struggled to manage 25000/-:
We had power break down for 6-8 hours due to faulty MCCB which costed us 25,000/-. Due to lack of funds we had to collect contributions. Hope this will give you an idea how the situation is.

For your information Corpus fund collected should have been as below where as only Rs.12,00,000.00/- (Approx.) was transferred to the association account.

Flat Size	No of Flats	Maintenance	Copus Fund Rs.
1210	64	116160	1280000
1010	72	109080	1080000
840	56	70560	840000
540	16	12960	240000
	208	308760	3440000

4. **Electrical Issues:** Electrical distribution was not done evenly/ properly due to which both the generators need to be switched on even if one block has power issues/outage, this needs to be rectified. Please note electrical issues are haunting us from early days, As mentioned in the point.3 MCCB had to be replaced recently. We will handover the faulty MCCB at your office kindly advise your staff to replace the same or reimburse the amount.

5. **Maintenance of unoccupied/unsold Flats:** We have observed there are few unoccupied/unsold flats in A & B block but the maintenance was not paid by you yet. As the maintenance was started effective from 2015 could you please advise your team to pay the maintenance and clear the dues related to those flats.
6. **Maintenance Start date:** For B, C & D block maintenance was not started at a common date. Could you please ask your team to provide the details at the earliest?
7. **CC TVs:** Please note that CC TVs are not installed around the facility. We have very few installed which are not helping us. Kindly get the same installed to cover the whole building externally including the parking.
Please be aware that we had 4 theft incidents in the society already and also Police CI & Traffic CI have expressed their concern about the surveillance and advised immediately to install additional cameras. CIs have visited our society for an awareness session to residents.
8. **Office equipment:** A non-functional computer was provided to us. Kindly provide us a functional system (with licenced applications required to manage monthly maintenance activities installed) along with printer immediately so that we can start updating the maintenance details on real time basis which will ease the burden from your accounts team. Training and handover is required by your team.
9. **Handover accounts & supporting documents of IT returns till date:** This was sent in earlier mail so not elaborating further
10. **Leakages in club house:** Water is leaking across the floors in the building from the gap between the structure and the glass panels due to which GYM equipment burnt couple of times. Kindly provide a solution to the same. Also, the space for GYM is hardly enough for 5-8 members and many of us are not able use due to space constraint. As we are not using the Yoga room much, we are requesting you to allocate whole of third floor to GYM and move third floor amenities to second floor.
11. Now that the construction is completed please **paint** the whole external walls before handing over the society completely to the residents.
12. Several flats have paid the **maintenance** but the same is not accounted due to various reasons, Could you please ask your team to account the same or let us know the details of the unaccounted amounts so that we can get the required details from the residents and let you know to have a real time picture of maintenance dues.

Apart from these we have several issues pertaining to internal seepage issues which are being raised on portal but Residents claim they do not get any response.