



# PRESTIGE BELLA VISTA FLAT OWNERS WELFARE ASSOCIATION

**Meeting No:** 08/2021      **Management Committee Meeting**      **Date:** June 02, 2021

**Location:** Google Meet – Virtual Meet

**Time:** 1900 Hrs

**Members Attended:** 39 members+ 2 exoff

## **AGENDA:**

1. Brief Welcome by Secretary
2. Prayer
3. President's address
4. The postponed meeting of Mr Irfan Razack
5. Payment of Rs 2.50 per sft as Common Area Maintenance (CAM) fee. You may discuss with your tower residents for their views.
6. Conclusion

## **Discussions & Approvals:**

1. Secretary welcomed the members for 8<sup>th</sup> MC meeting and followed by prayer.
2. President addressed to the MC members. President informed on the Single Point Agenda of the day on the Long pending Common Area Maintenance issue.
3. He requested MC Members if any to pay their Common Area Maintenance (CAM) charges and request their tower residents also to pay as per agreement signed; if everyone takes a similar stand he felt, the maintenance of PBV will collapse; the CAM payment was also legally verified by the previous Team, he said.
4. He felt that a few are sending messages regarding NGT and on the Cordoning issues. He informed that on the NGT, the salient points have been shared with MC the same evening and also published in the monthly bulletin as the Residents' meeting could not be convened due to pandemic. He also informed that he and secretary were called and attended as observers and responded to whatever query was there from NGT and did not commit anything.
5. Secretary updated on the postponed meeting with CMD. It was informed thru whatsapp message that Mr Irfan preferred to have direct meeting and the meeting date shall be notified later.
6. Secretary initiated CAM payment discussion with three questions...

**A) DO WE ALL AGREE TO RS 2.50+GST AS PER SIGNED CONTRACT TILL HANDING OVER.**

**All the MC members agreed**

**B) Is there any MC member willing to come forward to check the CAM accounts in PPMS's office?**

**Mr Aravind valluvan came forward. But there was a different opinion on checking the accounts. Hence it was decided to conduct a poll. Secretary conducted the poll thru' APNA COMPLX and released the results on 05/06/2021 morning thru e mail along with a request to Mr Aravind valluvan to take the lead for checking the CAM accounts in PPMS's office.**

**C) Secretary informed though Association was formed long back, no resolution on CAM charges was sent to PEPL confirming association's stand. Can we pass a RESOLUTION and send to PPEL?**

**All the members agreed to pass the resolution and the resolution was passed as below;**

**THE FOLLOWING RESOLUTIONS HAVE BEEN PASSED,**



## PRESTIGE BELLA VISTA FLAT OWNERS WELFARE ASSOCIATION

- 1. IT IS RESOLVED THAT M/s PRESTIGE ESTATES PROJECTS LIMITED HAS TO MAINTAIN THE PROPERTY TILL HANDING OVER AS PER AGREED CONTRACTUAL TERMS AT @2.50 PER SFT. THE UNILATERAL INVOICES RAISED VIOLATING THE AGREED CONTRACTUAL TERMS BY THE SERVICE PROVIDER M/s PRESTIGE PROJECTS MAINTANANCE SERVICES CHENNAI ARE REJECTED AND THE AMOUNT PAID BY THE OWNERS EXTRA IF ANY MUST BE ADJUSTED IN THE STATEMENT.**
- 2. RESOLVED FURTHER THAT M/s PRESTIGE ESTATES PROJECTS LIMITED IS REQUESTED TO SETTLE THE DUES WITH CMDA AND GET THE COMPLETION CERTIFICATE FOR PRESTIGE BELLAVISTA AT THE EARLIEST, M/S PRESTIGE ESTATES PRIVATE LIMITED WILL BE SOLEY RESPONSIBLE FOR ANY CONSEQUENCES ARISING DUE TO THE DELAYED PAYMENT TO CMDA.**
- 3. RESOLVED FURTHER THAT PROJECT DELIBVERABLES AND CONSTRUCTION DEFECTS ARE TO BE COMPLETED WITH IN A TIME FRAME OF 60 DAYS FROM THE DATE OF THIS REOLUTION.**

The above resolution was passed and signed by 56 MC members subsequently.

Secretary will officially intimate to Top management of Prestige .

D) After passing the resolution successfully without a SINGLE objection, secretary requested all the members to suggest the action points only (as the issues are well known to all )if PPEL does not improve their service quality .The gist of members views are as below:

20C -To restore all the services as it was in 2016/2017 by paying CAM as per signed contract.

20B -To stop paying CAM after June 2021

20A -Invoice with Rs 3.50 should not be paid. We need to send back the invoice with objection.

19 -Stop CAM payment after 60 days if no improvement.

18C - Approach GOVT to post an IAS officer to administer our society till we receive CC.

18B - Approach RERA

18A - Should continue to pay CAM to avoid deterioration and look for alternate agency

17B - Not to pay CAM with immediate effect

17A - Association to collect cheques

16B - Stop paying CAM from June2021

16A - No CAM payment till the invoice is changed to Rs 2.50

15-B Approach RERA. Verify CAM accounts

15- A

14 - Go for legal action

13 -

12 - Reduce CAM

11 - Invoice should be Rs 2.50, stop paying cam after July 2021,

10 - Legal action , go to RERA ,Request for IAS officer, stop CAM payment ,letter to PEPL to restore the services.

9C - Send back CAM invoice ,stop CAM payment.

9B - Invoice for Rs 2.50 only, clean water and security to be restored.

9A - Condemning the unilateral decision of sending invoice for Rs 3.50

8 - Focus on taking over .Restore the services as it was in 2016/2017.

7 - RERA or any other competent body to be approached to take control of the premises in the absence of SLA with PPMS. CAM payment confirmation to PPMS to be accompanied by a note mentioning that billing has been wrongly done at Rs.3.50/- as against the rate of Rs.2.50/- which is as per the agreement with PEPL.

6 - Continue to pay Rs 2.50 to avoid deterioration of maintenance.

5 - To go for legal opinion and take legal action



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4A - Objecting to the Rs 3.50 invoice and demand for Rs 2.50 invoice.

4B - Continue to pay Rs 2.50. Define deliverables. Go to RERA. Go to Bangalore and do dharna. Go to social media.

3B - Reducing CAM is not a solution. Continue to pay Rs 2.50 and demand services

3A - List the deliverables from PPEL and demand delivery eg intercom. Demand invoice for Rs 2.50 only

2B -

2A - Stop CAM payment . PPEL should bring alternate agency

1B -

1A -

18C- Legal route will take more time and money. Positive approach is needed.

Secretary thanked everyone and concluded the meeting at 2100 hrs.

Balachander B

(Secretary, PBVFWA)