



**PRESTIGE BELLA VISTA FLAT OWNERS
WELFARE ASSOCIATION - PBVFOWA**

MINUTES OF THE MEETING

Meeting No: MC 02/23-25	Management Committee Meeting	Date/Time: 25 Nov 2023 Time: 1830 Hrs
Location: CH	Members Attended: Attached	
AGENDA:	<ol style="list-style-type: none">1. Welcome2. Prayer- Tamil Thaa Vaazhthu.3. Approval of new Committee members4. Selection of members for Disciplinary Committee, Vendor Committee, and Finance and Audit Committee5. Renewal of CTO. Who should apply?6. Drainage grills replacement in B1 and B2 parking7. Dr. Anupkrishnan's email reply and legal opinion8. Advance CAM9. Temple Committee10. Any other points of discussion11. National anthem12. Closing	
Discussions:	<ul style="list-style-type: none">• Secretary Welcomed the members and the meeting started at 18:35PM with 42 MCs and 2 Ex officio present in the meeting.• Tamil Thai Vazhthu <p>Secretary requested President S Maria to chair the meeting. President started the meeting by welcoming all members for the meeting.</p> <p>Secretary shared that, there were many agenda points inputs given by the MCs , however for today's MC Meeting the above agenda points are taken up for discussion as suggested by the office bearers.</p> <p>Before the discussion started on agenda points, Secretary shared his inability to join the recent meeting with CMD PEPL with PBVFOWA Office bearers and requested the OB who attended the meeting to provide update to all MCs about their meeting.</p> <p>Since, President was unwell she requested fellow OB to share and Joint Secretary K Kannan provided a brief on the recent meeting with Prestige CMDA, Irfaan, as shared in the draft minutes circulated to MC group earlier.</p> <p>Gist of update on CMD's point of views as noted down by OB :</p> <ul style="list-style-type: none">• OBs met Mr.Irfran, Mr. Nagaraj, Mr. Vijay, and Mr.Irfaan's nephew (Mr. Fayaz Rizwaan) who will shortly take over. Secretary was unable to attend due to prior commitments.• Prestige claims to have spent more than they planned.• Car parking – documents were referred to by PEPL team, but not shown. Claimed to have worked out a viable solution to satisfy all. Discrepancies in numbers between different members (Vijay, etc.), so Association will need to do due diligence when taking over. PEPL mentioned that the car parking allotment issues will be work out and resolved basis the plan they have that	

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includes visitors parking. Mr.Irfaan accepted there is a mistake on their part in car parking sale and allotment .

- Mr Irfaan also mentioned that PEPL have a viable alternate solution to MLCP, and it can lead to funds for PBV welfare.
- Mr. Irfaan appeared to be interested in maintaining the goodwill of residents and continued PPMS relationship with PBV . He claimed other than parking all other deliverables closed.
- Following Maintenance issues were also highlighted,
 - No proper count of seepage, etc. Joint Secretary Ms Bhuvaneshwari said that PEPL CMD Mr.Irfaan appeared to be unaware of the seepage issues.
 - On broken gratings, Mr Irfaan said all broken/missing gratings need to be replaced by the Association.
- Joint Secretary Ms Bhuvaneshwari also mentioned that when Mr. Veerasigamani attempted to link shoddy basement maintenance with CAM arrears for which, Mr Irfaan intervened and asked him to refrain from such comments. He also Requested his team to work with PBV Association and not to discuss on financials at this point and to get the issues resolved. Asked his people to come here and figure out what can be done. He also suggested to review in Jan.
- MC Member Venkat Balaram said: We need to be well-prepared for any such meetings in future, even if no agenda is shared by them. We should have first discussed in the MC meeting before PEPL meeting. Should have done some homework. 30-minute window is not enough.
- MC Member Prasad pointed out that guest car parking not recorded in the minutes; sought clarification about reference to corpus funds.
 - Mr K Kannan Replied - Irfaan said the required car park-related land will be taken from common area and excess funds will be given back as compensation into corpus.
- MC Member Vaidyanathan Jaganathan gave background of prior meetings and non-cooperative stance of Prestige regarding written signoff of MOM. Ms Rebecca suggested minutes be sent to Prestige if they don't; and to be careful regarding language used in communications.
- MC Member Ram Prasad suggested MC needs to discuss and identify major points that would be a showstopper for HOTO.
- Ex Officio Mr Ramesh Babu expressed the thought that Prestige asked for the meeting with an eye on RERA. He also Summarized that in the last MC, OBs met Mr. Nagaraj and they said they cannot find any land for carparking and only option is MLCP near T12, with capacity of 234 car parks. Concerns were raised regarding mechanical MLCP vs concrete, specifically wrt time taken to move cars in and out.
- President Maria clarified that Rank Associates said during the meeting, Association representatives should make no commitments, no presentations and not sign anything. They said summary of meeting can be sent without mention of corpus and other such major issues. She said the meeting minutes have been sent to Rank Associates.
- MC Member Ravikumar R enquired about 2 people coming for auditing, no input so far regarding the same. Also checked with President whether a request has been raised with PEPL for minutes from their side.
- MC Member Sangita requested not to revisit what's done, move forward and look to the future.

Secretary also clarified that, despite the Association following up for years, no proper data has been provided on car parking issue by PEPL and summarized and clarified following.

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- We should be recording our points in MOM and want to be very sure that what is recorded as MoM is carefully shared, so it can't be used against us in RERA.
- Prestige is not coming with a formal, structured approach, never committing anything in writing.
- All decisions must be decided by vote in AGM /EGM. Requested all MCs to share their relevant input and a carefully worded MoM will be sent out to the community.
- Previous MC specifically requested all possible solutions for car parking, so far data about allocation of car parking by units is not available. Mr Nagaraj has been requested but no response. Secretary also objected to ad hoc approach from PEPL for meetings.

After deliberations, it was unanimously decided that our response to PEPL shall list all pending issues along with views given by PEPL CMD Mr. Irfan and document the same. Official communication shall be sent in that regard accordance to MC Guidance. Further disclaimer needs to be added in the Minutes – “matter sub judice in RERA:

Agenda Point -5 – Renewal of CTO.

The current category of CTO issued for PBV is red category and as per norms the same can be obtained for 5-year period, however PEPL has taken only for 6 months period. MC Member members unanimously said the renewal of CTO is responsibility of PEPL pending handover of property to PBVFOWA.

Agenda Point – 6 – Advance CAM

Secretary requested MC Members to share their thoughts on the agenda point.

Before discussions started, MC Members unanimously agreed that there is no question of challenging EGM Decision, and all should pay Advance CAM. However few members had questions to clarify regarding Taxation, Schedule of payment and Penalties as per Byelaw provisions.

- MC Member Ravi raised query regarding tax impact in case HOTO doesn't happen prior to March 2024; also, what is Prestige's update on HOTO.
 - a. Secretary & Treasurer said, they along with past treasurer had multiple meetings with Auditor prior to EGM and Auditor have only shared the GST Act copy and not said they cannot share interpretation or opinions on act. Further as per auditor maintenance bills for individual units up to Rs 7500/- per month is non-taxable under GST. Basis Auditor guidance, association has ensured EGM Advance invoices for all units are under 7500/- per month. Further the money collected shall be kept under maintenance Advance category under auditing provisions till it is utilised. PBVFOWA is also already registered entity in GST as the association non-member income has already exceeded Rs 20 Lacs per annum.
 - b. Auditor also shared that if non-member income of society exceeds then taxes will applicable as per the act. For the advance CAM, over 2 crores – not eligible for GST even if carried over past end of this financial year.
- MC Member Sriram suggested, we should get auditor (GST practitioner) who is capable of legally representing in case required for GST. Others said our auditor can help us to find such a resource.
- MC Member Ravi inquired about how much interest we are getting from the bank?
 - a. Treasurer clarified that current interest rate for advance CAM is only 3.5 % because it's parked in ICICI saving account. If put in flexi-account, we will get better interest, rather than lying idle.
- MC Member Sriram asked whether we have a legal opinion on penalty regarding non-payment of advance CAM.

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- MC Member Krishnan raised the following questions:
 - a. Is the HOTO consultant pricing justified?
 - b. Were the HOTO consultants given drawings, based on which pricing was given by consultant ?
 - c. In the last couple of months, why has the HOTO consultant not been confirmed?
 - d. He stated that he felt his questions were being ignored.
 - e. In case advance CAM is not required, EGM resolution will be required to refund contributions.
- Ex HOTO Chairperson Mr Vaidyanathan explained that various documents part of the HOTO Vendor evaluation discussions have outlined all the scope of work, and it is the responsibility of HOTO vendor to conduct due diligence and provide reports to association.
- Further on gaps identified from approved drawing vs as-built, PBVFOWA should take up during HOTO Discussions. HOTO vendor shall also perform de-snagging post rectifications wherever required.
- He presented a document summarising his response about all questions in various forums including Scope of HOTO Consultant, Timeline of HOTO Committee work in past terms , various efforts taken by the association through Meetings, Webinars and EGM.
- He also provided additional input about why contract has not yet been awarded to HOTO consultant. When PEPL asked MC to initiate HOTO, association have clearly said HOTO of such large project can't be casual communication, asked PEPL to give proper formal communication with agenda points /structure. However even after CTO obtained, no proper communication again. It is also to be noted, Even in PEPL CMD Mr. Irfan's meeting, he didn't mention initiating HOTO.
- However, Mr Vaidyanathan gave the list of various communications sent by PEPL & PPMS time to time to secretary and president asking to initiate HOTO without CTO , further Threatening to withdraw/reduce services. He pointed out none of those correspondences have been formally with drawn till date.
- He also said that post OB meeting with CMD PEPL on 22-11-2023, PEPL attempted to handover CAM accounts to association citing some court directions. The same also was not highlighted during CMD's meeting held.
- Further he registered his displeasure on the disrespectful comments being made by fellow members in social media on individuals and committees and said that such acts will only further discourage anyone to come forward and work for welfare of society.
- Secretary added that , HOTO committee work at every stage have been presented to MC during term 2021-2023 and Mr Krishnan is as well MC during the term. All questions were satisfactorily answered, and suggestions given by the MC then were considered time to time including committee report finalization.
- MC Member Jawahar asked about percentage voting in EGM versus percentage of people paying advance CAM, stating that majority opinion was not taken about Advance CAM.
 - a. MC Member Vaidyanathan & Secretary objected such parallels being made to justify the nonpayment adhering to EGM decision.
 - b. Secretary shared to MC forum that MC Member Mr Jawahar & few others have been posting messages/views in other forums repeatedly indicating the eligibility of proxy votes in GB for non-resident owners.

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- Hence, secretary responded that, per amended byelaws, proxy cannot take part in AGM/EGM deliberations and can be part of only voting. As a secretary, he must uphold the byelaws and have conducted the proceedings of EGM accordance to the same.
- He also elaborately explained that association has taken efforts to reach out to all owners and EGM was conducted transparently.
- MC Member Rebecca suggested that we help people to understand the need for advance CAM by communicating simply and sharing, and if required extend the cut-off date. Make it easy for people to pay. Translate into many languages. Let MC agree on the draft. Move the deadline. Let's move forward.
- President Maria requested Rebecca to help with the draft. Ms. Rebecca accepted.
- Secretary also said the FAQ document sent to all members can also be translated in Tamil as well
- MC Member Purnesh suggested that we should allow instalments and not charge penalty since it is for advance payment. Please be kind to the residents.
- Members raised the issue of levying penalty on delay payments. Mr Sriram suggested Penalty may not be applicable in this case, as it is not CAM charge. Secretary clarified by reading out the byelaw clauses that, any payment due to association attracts relevant penal provisions as per the byelaw.
- However, it was also expressed by Secretary, Ex HOTO chairperson that they are insistent on the same and the MC forum can decide on the matter.
- MC Member Raji suggested that payment date can be postponed till Jan 22, 2024, as PEPL CMD has given time by Jan 22 to meet the association again.
- MC Member Mukesh Garg suggested that the extension of time shall be given "As goodwill gesture from new Management Committee considering recent developments to encourage residents to pay and ensure compliance".

After deliberations, Secretary requested President to seek MC approval for extension of due date for paying EGM advance to Dec 31-2023.

President requested members approval for extension of due date.

30 MC Members voted in favour of extension of date to Dec 31, 2023. 5 Members voted against. The resolution was passed.

Agenda Point – 7 – Email from Dr Anup Krishnan

MC Members Mukesh Suggested that we should our approach our legal counsel and respond to his email accordingly. MC Members unanimously agreed the same.

Agenda Point – 3 & 4 – Appointment of Committees

The secretary made a presentation of a list of volunteers applied for each of the committees. He further added that OB have met on the committee volunteer list and decided that each committee shall have two OBs to support each other along with at least two MC Members as well. This will also help improve the committee's contribution to the welfare of the community.

- Committees & chairpersons listed below:
 - a. Maintenance & Helpdesk – Head - Dr. Shanmugam
 - b. Helpdesk Chairperson – Joint Secretary S Harini
 - c. Maintenance – Dr Shanmugam
 - d. Gastech & EB – Harini , Shanmugam supported by volunteers.
 - e. Housekeeping & Landscape – Joint Secretary Binu Joshua

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- f. Pet Parent & Dog – Balram Venkatesh.(MC). It was suggested to add OB to the committee.
- g. Security & Traffic & Safety – Head - Joint Treasurer Vasudevan
- h. Security Chairperson – Jt Treasurer Vasudevan
- i. Safety & Emergency Chairperson – Vasudevan
- j. Cultural & Sports Committee – Head – Vice President S Sundar
- k. Cultural – Chairperson – Joint Secretary Bhuvanewari
- l. Sports– Chairperson – Joint Secretary K Kannan
- m. HOTO – Chairperson TBD after the committee convenes.

- Finance & Audit/Accounts – Per existing MC resolution, committee constituents are 7 with 2 MC and 5 Residents only, however there are more members applied for the same.
- Association will request profile from candidates, as they should preferably be experts from auditing/accounts/banking background.
- Byelaw & Good Living – President & Secretary along with Committee members. MC Member sriram was asked to join the committee and he agreed to join.
- IT Admin & Communications, Social – IT [Admin – Secretary, MyGate – JS Harini]
- Disciplinary Committee – As per byelaws, the committee shall have 3 MC & 2 Resident with President as its Chairperson. MC Member Mukesh applied for & Maria (President is Chairperson) are part of the committee. It was requested in MC Forum for one more MC and MC Santhosh (3A MC) have volunteered. Resident member will be added by MC upon evaluating profile of the volunteers.
- Pet & Dog Committee – Only three members volunteered including one MC Balaram Venkatesh. Many MC Members expressed concern on lack of participation in such committee to support on ground.
- While some of the MC members expressed interest to join during the discussion, MC also suggested the entire MC Forum shall be part of the committee, if need be, as this is issue effecting entire society.
- Secretary shared they can reach out to Pet committee and extend support wherever needed.
- MC Member Balram Venkat underlined that the costs of handling the stray dog issue is a challenge and some arrangement needs to be made for funding, as individuals have been bearing the costs and need to be reimbursed. Budget will be shared.
- Mr Sriram suggested that PEPL must be made responsible. The committee should remain active until the existing stray dogs are managed; we need to ensure that no new strays come in.
- MC Member Suyam Prakasham & MC Member Jawaharlal recused from HOTO to be in Vendor Committee.
- MC Member Mukesh recused from Vendor to be in Disciplinary Committee. Shankar recused from Vendor Committee to be in Security & Culture committees.
- MC Sriram suggested that Finance committee shall be a auditing committee to audit all financial aspect of PBVFOWA. Secretary clarified that primary purpose of finance committee is to manage finances coming in mainly advance CAM & member income and all other income/expenditure is already governed as part of auditing exercise for filing. The committee can also extend their support and governance if required.
- Proposal for newsletter by IT Admin & Communications, Social and request for volunteers was made. Since no MC volunteered, committee will reach out to residents.

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- Secretary to obtain Profiles for Finance Committee, Vendor Committee and Disciplinary Committee and share to MC for finalization.

MC Members also deliberated upon any volunteers who don't come for 3 consecutive meetings without valid reason and are not contributing will be removed from the committee. Chairperson shall decide after evaluating the same.

Agenda Point – 9 – Temple Committee

Secretary requested MC Member Jawahar to share his thoughts on the agenda, as he has proposed the same.

MC Member Jawahar said, since temple is within common areas of PBV , like any other facility it should be under association. Hence committee is proposed.

- Secretary explained that, during the 1st MC Meeting of the present term, it was shared that since NTSV Temple is currently managed by few resident volunteers, it will be of useful to meet with them and understand their views as well. He further said this being a religious entity consisting daily rituals and religious events a discussion may help to form roles and responsibilities better.
- MC Member Jayakrishnan asked why we should discuss with NTSV members and why can't MC discuss and decide. Secretary shared that the discussion is only suggested to understand the role of association/committee can be better understood.
- MC Member Purnesh suggested that interested people should be allowed to be part of the committee. Since the temple is part of the property, its activities still should be under Association.
- MC Member Sriram said that if temple is proposed to be brought under association committee structure, appropriate regulatory and other aspects to be taken into consideration. He also further added that any interest groups that uses common area activity shall be brought under committee or interest group category including if any tariff to be levied in future.
- MC Member Prasad asked whether the temple was approved as part of Association or separate group. The same was answered in the forum that, Temple is after AGM approval by members.
- MC Krishnan pointed out that any activity must be conducted under the umbrella of the Association.
- MC Kannan queried whether the donations from the temple hundi can be utilized for other purposes of society expenses.
- MC Member Mukesh notes that temple should be under governance of the Association. As others, concerned about legality and politicization. Suggested creation of a registered trust for the temple, with a separate account. Governing body of the trust shall be the Association and appropriate procedures can be put in place.
- MC Member Sundar responded that most temple funds are voluntary donations. If committee is under association, will the association also fund the temple in case of shortage of funds.

Further, as an individual resident volunteer himself for temple activities, Secretary also clarified that the temple accounts are completely in order and documented by fellow resident volunteer. Available for scrutiny by any interested party. In the past association MC OBs have been always formally invited for events as well

It is also to be noted that, NTSV Volunteers themselves have deliberated all possible ways to best take it forward for long term management of temple seamlessly. It is also suggested the discussions can be held with the volunteers and take forward.

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Agenda Point -6 – Drainage grills replacement in B1 and B2 parking. This was proposal made in the MC, however it was agreed unanimously by the members, that it is part of the PPMS scope to maintain the same pending handover.

Meeting Concluded with National Anthem

Action items	Action	Owner	Date to complete
1	Take Legal Advice Dr Anup Email	OB	02-12-2023
2	Response to PEPL accordance to MC Discussion	Secretary & OB	02--12-2023
3	Email to PBV Members on extension of Advance CAM Due date	Secretary	02-12-2023

ATTENDANCE SHEET 2ND MC MEETING - 25-11-2023 - VENUE: CLUBHOUSE							
Tower	Unit No.	Signature		Tower	Unit No.	Signature	
1	1A	1102	MR. GOPALAKRISHNAN G	28	11	11064	MRS. VEDASELVI NELLAIYAPPAN
2	1A	1174	MR. KARAN ABROL	29	13	13058	MR. KARAN BHATIA
3	1B	1145	MRS. RAJI RAMAN	30	14	14074	MR. BINU JOSHUA
4	2A	2142	MR. VENKAT SURESH	31	15A	15022	MR. PRAKASH BABU M
5	2B	2157	MR. RAMKUMAR NARAYANAN	32	15B	15148	MR. KABILAN KARUNANITHI
6	2B	2185	MR. AMITABH SRIVASTAVA	33	15B	15155	MRS. UMA MAHESWARI S
7	3A	3142	MR. RAMPRASAD V P	34	16A	16172	MR. SUBRAMANIYAN K
8	3A	3173	MR. SANTHOSH R K	35	16A	16114	MR. PRAKASH KITTUMANI
9	3B	3028	MR. SUYAMPRAKASAM S	36	16B	16077	MR. ARUNKUMAR CHANDRASEKARAN
10	3B	3165	MR. PURNESH KUMAR	37	16B	16055	MR. ARAVINDAN N
11	4A	4181	MR. JAGANNATHAN VAIDYANATHAN	38	17A	17061	MR. RAVINDRAN A
12	4A	4061	DR. SHANMUGAM A	39	17A	17083	MR. AYYAPPAN PILLAI T
13	4B	4178	MR. SRINIVASAN VALSAN	40	17B	17105	MR. SARAVANAN B
14	5	5064	MR. VASUDEVAN T	41	17B	17148	MR. JAWAHARLAL T
15	5	5011	MS. LATHA	42	18A	18172	MR. VASUDEVAN R
16	6	6123	MR. MUKESH GARG	43	18A	18154	MR. PRASAD S.H.
17	6	6044	MR. BALASUBRAMANIAN RAJA	44	18B	18108	MR. RAVIKUMAR R
18	7	7091	MRS M SIVAKAMI	45	18B	18098	MRS. HARIINI SEENIVASAN
19	7	7082	MR. JAYAKRISHNAN. P. MENON	46	18C	180612	MR. BALARAM VENKATESH

20	8	8083	MS. SANGEETHA S.V.	47	18C	18179	MR. SUNDAR S
21	8	8102	MR. SANKAR S.K.	48	19	19144	MR. KRISHNAN V
22	9A	9112	MS. REBECCA VASURAJ	49	19	19112	MRS. LALITHA JAYASANKAR
23	9A	9154	MRS. BOJANAPATI BHUVANESWARI	50	20A	20094	MR. SANKARAN NATARAJAN
24	9B	9118	MR. SUBRAMANIAN S	51	20A	20031	MR. SRIRAM M.S.
25	9B	9095	MR. GOWRI SHANKAR L	52	20B	20106	DR. RAMESH KUMAR T.C.
26	9C	91710	MR. VISWANATHAN S	53	20C	201411	MRS. MARIA S
27	11	11144	MRS. SAHAANA SANTHANAM	54	20C	201610	MR. KANNAN KRISHNAMURTHY
Ex Officio							
1	6		S RAMESH BABU	2	16B		R VENKATRAMANAN

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