



Bhanja Kishore Mohanty <bkx103@gmail.com>

CAM Charges commencement for EGV Phase II

Nishant Sinha <nishant.sinha45@gmail.com>

Tue, May 12, 2020 at 9:32 AM

To: Elita Garden Vista <marketing@elita.in>

Cc: egvrwasec@gmail.com, pks@surekaproperties.com, ps@surekagroup.com, vedant@surekagroup.com, satishpuri@surekaproperties.com, arun <arun@surekaproperties.com>, Kanika De <kanika.d@elita.in>, elitagardenvistaP2@googlegroups.com, priya roy <priyanzmail@gmail.com>

Dated 11/05/2020

To

ELITA GARDEN VISTA PROJECT PRIVATE LIMITED3/1 Dr. U.N. **Brahamchari Street, Kolkata 700017**

Phone: 91 33 6628 0100, Fax: +91 3322873904,

Dear Sir:

Re: Common Area Maintenance (CAM) for EGV Phase -2 Owners

We acknowledge the receipt of your mail communication dated 07/05/2020 wherein we were informed of your decision that "EGV Association of Apartment Owners" (hereafter referred as EGVA AO) shall commence billing to the owners of Block 9 to 13 for CAM charges at present rate of Rs. 2.15 per sq. ft. per month on the basis of super built area of the apartments.

1. We request you to kindly provide us information/documents about EGVA AO as referred in your above communication.

a. **The details of office bearers of EGVA AO**

b. If elected, then please provide us details of notification for election/resolution for nomination of its office bearers.

c. Whether we, as a EGV Phase -2 owner, have been enrolled as a member of the above Association for which we had consented by signing Power of Attorney in your favour as per West Bengal Apartment Act, 1972 as amended. **Please also note that the signed POA was only for the purpose of becoming member of the EGVA AO by submitting Form C.** Please provide our membership details and a copy of Form C submitted before competent authority.

d. We would like to have a copy of by-laws of EGVA AO to understand its operational adherence to West Bengal Apartment Ownership Act, 1972.

e. You have mentioned name of one Mr Tanmoy Chatterjee as a coordinator from builder side which is not clear to us as EGVA AO is represented by owners only. A reference of related bylaws as to his appointment would help us to comprehend his legal status in EGVA AO.

2. Incomplete common area facility: To my understanding, Common Area Maintenance charges should commence when we receive handover of "all" facilities. It seems unjust that we pay for maintenance of facilities that we are yet to get possession of. We understand that you are incurring recurring expenses; however, such expenses must have been part of the price that was paid by us towards cost of flat including Club charges etc. Delay in completion is not EGV Phase 2 Owners' responsibility and we should not be penalized for construction delay.

3. As a reminder, on the meeting dated 21/10/2019, Mr. Pradeep Sureka assured our representatives that our corpus will not be used for legacy maintenance of common area caused due to uses before

occupation of Phase 2 owners. Mr. Arun Saha's email dated 07/11/2019 reiterated similar views. We were told by Mr. Sureka that this fund will be kept in Fixed Deposit in a separate bank account. **We request you to kindly provide me a copy of the latest bank account statement as well as audit reports at the earliest .**

4. As a reminder, on the meeting dated 21/10/2019, Mr. Pradeep Sureka assured our representatives that an individual electric meter will be installed within six months. Mr. Arun Saha's email dated 07/11/2019 reiterated similar views. **We understand that there may be delays under current extra-ordinary circumstances, and hence request you to provide an update on the status of your application to the WBSEDCL.**

Under the present condition, when the Central and State government are restricting movement of people under extra-ordinary circumstances, your letter to commence **CAM for incomplete project** comes as a massive surprise. **Besides our ongoing interior work was halted by you ,vide your notice dated 20/03/2020 and our entry in the premises is barred except few owners who have shifted there.**

In view of this we record our strong objection and are not agreeable to your proposed actions to initiate billing of CAM charges till above issues resolved.

Thanking you.

Nishant Sinha

Copy to:

1. The Secretary, EGV RWA-egvrwasec@gmail.com.
2. pks@surekaproperties.com;
3. ps@surekagroup.com
4. vedant@surekagroup.com;
5. satishpuri@surekaproperties.com;

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