



Amrapali Village Residents Welfare Association

Amrapali Village, Gyan Khand-II, Kaala Patthar, Indirapuram

Ghaziabad-201014 (U.P.) # Registration Number: I-52637 / 2009

E: avrwagzb@gmail.com # www.avrwa.com # www.facebook.com/avrwa

Ref: AVRWA/15-16/L43

18-01-2016

To
The Vice Chairman
Ghaziabad Development Authority
Ghaziabad (U.P.)

Subject: Maintenance and security takeover by Amrapali Village Resident Welfare Association (AVRWA), Indirapuram, Ghaziabad from M/s.Ultra Home Constructions Pvt. Ltd of Amrapali Group.

Dear Sir,

At the outset, Amrapali Village Residents' Welfare Association (AVRWA) wishes Ghaziabad Development Authority (GDA) a very Happy and prosperous New Year 2016.

As you are aware that after the fire incidents held in October 2015, certain lapses of security were observed in Amrapali Village Residential Society in Indirapuram, Ghaziabad. Although Amrapali Group has been managing the security services of the society itself, AVRWA is also continuously monitoring the security service of the society. During routine inspection, some lapses in the Security services were observed by the AVRWA authorities.

The lapses in the security were informed to Director of M/s.Ultra Home Constructions Pvt. Ltd., Amrapali Group on 13.12.2015 (**Annexure I**) with request to terminate the company's agreement with security service provider for the breach of terms and conditions of agreement. In response, on 25th December 2015 (**Annexure II**), M/s.Ultra Home Constructions Pvt. Ltd. conveyed that the fire fighting, electrical and camera etc. have been rectified in full satisfaction and security arrangements have been made for all strategic points and advised AVRWA to decide the date of takeover of the security and maintenance of the society.

The decision of the company for offering transfer of the maintenance to AVRWA was welcomed by the residents of the society. It was decided in the residents meeting of the society that AVRWA may accept the offer to take over the security and Maintenance of society subjected to completion of certain pending works by M/s.Ultra Home Constructions Pvt. Ltd., Amrapali Group. Accordingly, M/s.Ultra Home Constructions Pvt. Ltd. has already been informed about our acceptance to take over the maintenance by letter dated 6.1.2016 (**Annexure III**)

In this regard, kind attention is drawn to the record of discussions of the meeting held between Director of M/s.Ultra Home Constructions Pvt. Ltd. and AVRWA representatives on 29.5.2015, a copy of which was sent to GDA on 01.06.2015 (**Annexure IV**). It was agreed during the discussions that the company will sort out all the issues in a phased manner. However, none of the issues has been so far addressed by the company.

In addition, some issues like fire fighting arrangements, electrical DG problems, etc are required to be resolved from their side. Certain formalities are required to be completed as per the guidelines under UP Apartment Act 2010 for handing over the society to RWA by the builder. Since at present, the company eager to



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leave maintenance and security only, some of the formalities (as mentioned in the letter dated 6.1.2016) are essentially required for its takeover by AVRWA.

In view of above, GDA is requested to look into the matter and advice M/s.Ultra Home Constructions Pvt. Ltd. to complete the pending work as well as other formalities. As soon as pending works are completed, the modalities of takeover may be prepared between M/s.Ultra Home Constructions Pvt Ltd. and AVRWA under the supervision of GDA for legally transfer the maintenance and security services from the company. However, full handover of the society may be decided later after rectification of the documents/discrepancies of Deed of declaration, etc. and issue of completion certificate for the whole project by GDA.

Encl: Annexure I to IV

Thanking you in anticipation.

For **AMRAPALI VILLAGE RESIDENTS WELFARE ASSOCIATION**

Maheswaran Nair
(General Secretary)

CC : District Magistrate, Ghaziabad

CC : The President, Federation AOA, Ghaziabad

AVRWA

1. President - Mr. Atul Tandon (BH-604, Mob: +91 70735 55974)
2. Vice President - Mr. Bharat Bhushan Bhatt (BH-1201, Mob: +91 98186 59530)
3. Secretary - Mr. Maheswaran Nair (AM-1102, Mob: +91 99993 01007)
4. Treasurer - Mrs. Neema Sharma (CM-805, Mob: +91 95400 68034)

MANAGERS

- i) Mr. Dharmendra Singh (H-303, Mob: +91 99710 02341)
- ii) Mr. Hari Prakash Agrawal (BH-308, Mob: +91 98918 42355)
- iii) Mr. Raj Kumar Gupta (AH-705, Mob: +91 95827 93146)
- iv) Mr. Santosh Bahuguna (AM-109, Mob: +91 93111 02343)