

13/06/2019

To,
The Directors
Grandslam Developers Pvt Ltd
A-40 , Ithum , Sector-62 Noida
Uttar Pradesh (India) 201309

Subject – Reminder No. -02 , for Reply (Letter submitted on 24/05/2019)

Dear Sir , Greetings

In continuation of earlier communications letter submitted on 24th March 2019 we are still waiting for reply of the submitted letter as well as your positive and prompt action on the issues mentioned on the letter .

With Reminder no. -2 We also want to draw your kind attention – Kindly Provide the Following Policies asap which is directly related to Office owners / working staff Life as well as wealth

1. **Fire Policy** – Presently in the Towers No Fire Policy /Fire NOC of Fire Prevention and Safety Measures / Floor indicators and signages / Escape plan/ Emergency light with escape direction is mentioned during fire , which is mandatory as per Govt Law . No fire Extinguishers is placed on floors/ lobbies/ Staircase etc .
2. **Lift Run Policy** - No certificate of Safety , as well as no Licence to use / scheduled maintenance plan is pasted in any lift which is mandatory as per govt law . No trained Operator in the lift . In Case of technical fault lift become stuck what is the procedure to clear the passenger Safely from Lift .
3. **Parking Policy** – Please Provide Parking Policy including parking maintenance so that everybody should know about parking system and maintain parking practice , In Basement 2 still no marking of allocation /parking space / Directions signages / boards allotment number is not available .
4. **Health , Hygiene and Safety policy** - Please Provide Health , hygiene and Safety policy . As still no camera in gallery , no camera in lifts , No cleaning and maintenance schedule of gallery / Bathrooms/Common area / Garden area etc.

Hope you take this seriously and take fast and appropriate action in the interest of Grandslam Business Opportunity for Existing / Future business customers (all office owners) .

Submitted letter (24/05/2019) is given below and in attachment -
Kind Attention – Directors / Executive Director / GDPL Team Members

Dear Sir ,

With ref to Our Letter Submitted on Dated 15/03/2019 (Annexure -1) and subsequent meeting with GDPL Management team , we got GDPL Team reply on 15/04/2019 (Issued On 13/04/2019)

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I thum Office Owners Welfare Association

A-40, Ithum, Sector - 62, Noida, U.P. - India, 201309, Ph.: 0120 - 4302874, 4291741 | E mail : info@ithumowa.org.in- ithumowa@gmail.com

With ref to reply received on 15/04/2019 Annexure 2 (from GDPL Management side) , we call the Tower B Owners meeting and got the feedback from owners , on the basis of received feedback from Owners and actual situation of Maintenance deficient condition , We have again submitted a letter on 03/05/2019 to make you aware the actual work conditions in tower B and the Problems faced by owners .

On 06/05/2019 Ithum Tower B owners coordination team and GDPL Management Team conducted a meeting and all points have been raised in meeting as mentioned in submitted letter on 03/05/2019 (Annexure -3)

After the meeting on 06/05/2019 we are still waiting of GDPL Team positive and prompt reply with all demanded documents & result oriented necessary actions to provide the smooth and healthy business environment in terms of Transparency in Documentation & Charges , Security , Safety , Cleaning , Hygiene , Working and Quick response system .

We again Suggest /Advice GDPL Management & Team kindly provide the documents and take improving action , as soon as you provide the all required documents (e.g – OC/FC, Possession letter , Maintenance charge breakup , Maintenance Scope , Draft Maintenance agreement ,Detail Super Area Calculation , SOP for safety , security etc) and confirm positive time bound action plan on solve other problems , we are really happy to Pay the agreed (Mutually)Maintenance charges from the Agreed date . .

Due to absence of many of these documents we/owners are facing the problems / Not getting many Regulatory Licences require to run the office for own business.

Detail Super area calculation – Yet Not provided by GDPL (Owners do not know . For how much area I have to pay the maintenance charge , in some floor/ offices of tower B loading factor is 40% & 45% on covered area , Only Carpet area measurement check by owner with GDPL person but loading factor is not detail explained)

Maintenance Charge Breakup – Not Provided By GDPL (Owners do not know on which ground builder is issuing the bill without maintenance break up details , Scope and agreement or any discussion or approval)

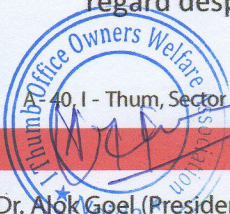
During the meeting on 06/05/2019 – It was also confirmed by GDPL Team that For Issuing Possession letter GDPL team (Mr. Ghansham and others) will provide the slots of Date and Time and issuing concern person name , In that period of time we/ Owners can collect/ Receive the signed Possession letter from GDPL office (**Still we are waiting for Slot confirmation** - As soon as we receive the slot details from GDPL it will posted on members group whatsapp / association website. It was also discussed that GDPL Issue the Possession letter with current date .

GDPL team assured us to resolve ADR Issue means Area Calculation Basis , Date of starting CAM Which should be Post fact of Possession letter issued and recd date by owners and Justification of CAM charges but still there is no positive actions from GDPL Team in this regard despite concrete assurance were given by GDPL team in meeting .

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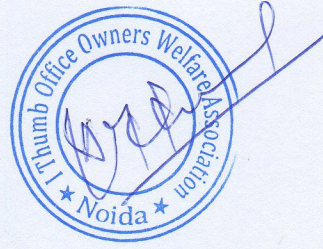


We hope you and your team take the appropriate action on the above points . Your Prompt and positive action is Highly appreciated .

Thanks and regards

Attached Annexure (S)

1. Letter Submitted on 15/03/2019
2. Letter Submitted 03/05/2019
3. Minutes of Meeting 06/05/2019



Additional Note – We also want to draw your kind attention that Many office owners of Ithum is also facing the very big problem of Air conditioning system , as due to non performance of AC system there is suffocation & heat in all the offices due to this it is not possible to work and sit in the office . Due to this issue all of us losing the business and getting the financial loss in terms of losing existing business & opportunities .