i-THUM
OWNERS WELFARE ASSOCIATION

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

Dated: 15-March-2019

Subject: Problems faced by Owners of the ITHUM Building

Dear Sirs,

Greetings!

In continuation of earlier communications, we would like to draw your kind attention towards the several issues being faced in the Building as mentioned below:

Core Issues:

1. Proper calculation of basis of super area charged to us has not been shared till now.
2. Revised calculations of Basis of super area after taking into account additional Tower C also need to be shared.
3. Issue of possession letters as committed by Mr. Ghanshyam in the meeting held some months back is still pending and status of registry of Units need to be provided.
4. There has been continued deficiency in maintenance and regular upkeep of common facilities.
5. Backdated maintenance invoices have been issued without any rationale, breakup of maintenance charges rate per square feet and scope of maintenance services to be provided.

Other Issues:

1. Mobile network is interrupted inside the building area.
2. DTH facility is not available in the building.
3. Entrance of Tower B is heavily interrupted because of movement of trucks & other activities of LOTS.
4. There is no definitive parking policy and allotment of parking spaces has not been done to owners who have purchased the parking.
5. There is lack in women security in building and adequate female security guards need to be deployed.
6. There is a need of regulations to carry out interior work activities in units during day time.
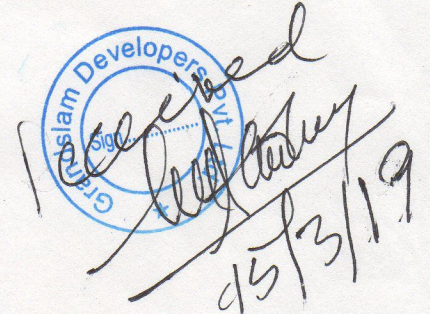7. Beautification of Entrance Lobby on the ground floor and display of signage of units.

We request you to kindly resolve the above problems on Most Urgent basis.

Thanking you,

For Ithum Owners Welfare Association

Nominated Members

I thum Owners Welfare Association

A-40, I-Thum, Sector-62, Noida, U.P. – India, 201309, Ph.: 0120-4291741 , | E mail : ithumowa@gmail.com

i THUM
OWNERS WELFARE ASSOCIATION

Minutes of Meeting

Today On Dated 06/05/2019 coordination Committee meet with Executive Director (Grand Slam) and Mr. Ghanshyam , Mr. Akhilesh , and Others

1) We again demand Super area calculation . and we cleared that at the time of measurement Owner has checked the dimensions of Unit not the loading factor Details (So provide the loading factor (40% and 45%) details to confirm the Super Area)

2) We demand to provide Possession letter with FC and letter should be on Existing date (For FC and Existing Date on Possession letter still GDPL Team not properly answered)

3) Related to Maintenance Services deficiency we Strongly raise the issue of Hygiene , Floor Wise Cleaning , Wash Room cleaning , Parking area cleaning and proper maintaining , regular upkeep of common area , Security Guard Issue to stop unwanted element visit in tower common area ,and to stop any type of non sense activity with client or staff .
For Cleaning and Hygiene – GDPL Team provide us the SOP (Time & frequency etc)

4) For Separate Invoice of Maintenance and Electricity , GDPL Team Not give the definite answer to separate the Bill .
We Confirm that electricity charge will pay by all who are using the electricity .

All Unit Owner / Tenant should pay the electric bill as soon as possible to avoid the issues

As Far As DG Charge mentioned in Bill as Rs. 30 per unit will not be charge , only electric units will chargeable with the Existing electric unit rate. This is confirmed by GDPL Team members .

5) For Mobile network connectivity issue – GDPL Team confirm they already working on it and completed soon .

6) Related to allotment of Parking Spaces to unit holder – GDPL team confirm they are working and soon issue .

At the last , Meeting was closed on discussion with GDPL Team and Coordination committee that as soon as GDPL team will provide us the Maintenance Scope , Maintenance Charge Break up and Confirm the Maintenance Start Date (That Date should be after first meeting) and Signed Maintenance agreement we will discuss and try our best to cooperate and facilitate to smoothly run of building .

It was also suggest to GDPL team that they will send the Draft copy of Maintenance Agreement to check so that after printing there is no issue will come .