

SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION (SGRWA)

12-A, Ahinsa Khand, Indirapuram, Ghaziabad-201014, U.P. (Regd No: 379/2013-14)



Date: 02 FEB 2016

To,

The Vice Chairman
Ghaziabad Development Authority (Ghaziabad)

Subject: Deficiency List in Project Jaipuria Sunrise Greens, 12-A Ahinsa Khand (Indirapuram)

Dear Sir,

This has reference to our meeting dated 22 JAN 2016 called by your for maintenance handing over of the Society as per Hon'ble Allahabad High Court Order Dated 20 Nov 2015 on our WRIT#63524 in which Sh. Manoj Rai (OSD) had advised us to prepare and submit a fresh Deficiency List to be completed before handing over of Apartment to SGRWA. Therefore, we are submitting the following to you for an appropriate action.

- 1) **Seepage Repair, Plastering & Painting:** Details as our letter dated 30/12/2015 submitted to your office.
- 2) **Power Deficiency:**
 - UPPCL Load taken is 3176 KVA whereas our actual requirements and for which we have been charged through Prepaid is 7500 KVA.
 - Power-Backup (D.G) – Complete our Power Back-up requirement of 5,500 KVA as per 3KVA Load for 2 B.H.K and 5 KVA for 3BHK and rest for Common area amenities and Lifts.
 - NoC from UPPCL after all Dues & Security Money Clearance.
 - Auto-changeovers not working.
 - D.G Chimneys are broken and creating Lot of smoke/Pollution in society complex.
- 3) **SEWER Tax:** No Dues Certificate from G.D.A for Sewer Tax including any other Tax liability on Project during Promoter's Possession Period.
- 4) **WATER Supply Deficiency:**
 - One Boring for Domestic Water Supply & One boring for Fire Tank water supply, currently such a big society is running only on single Boring.
 - Incomplete & Faulty Plumbing Lines.
 - Overhead Tanks Water Overflow Control System has to be in place.
- 5) **Lifts:**
 - Safety Certificates for all 32 Lifts.
 - Safety Equipment's (ARD) to be installed.
 - Separate Power-backup for Lifts with Electrical Panel and wiring arrangements accordingly.
- 6) **Fire Safety:** Fire Safety equipments are in poor condition as per fire Department's letter dated 12/10/2015.
- 7) **Parking:** Handover and allotment of all Parkings as per approved Drawing.
- 8) **Common Amenities:** Handover of common amenities like Community Hall/Club, Swimming Pool, Gym etc in working condition.

जन सचिव
गुजरात
पत्र प्राप्ति का
2/2/16



Signature

Continue to
page-2.

SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION (SGRWA)




12-A, Ahinsa Khand, Indirapuram, Ghaziabad-201014, U.P. (Regd No: 379/2013-14)

- 9) **Project Drawings:** Handing over of all project related drawings, tools & equipments, all operating manuals and details of maintenance staff.
- 10) **Refund of IFMS:** Refund of our IFMS to SGRWA with Interest from the date of Prepaid system was implemented.
- 11) **Maintenance Charges of Flats Undeclared:** Maintenance charges of SGRWA for Security & Housekeeping/Gardening to be paid for all Flats in Promoter's possession.

For,
Sunrise Greens Residents Welfare Association (SGRWA)


Ravindra Saini
(President)




Shri Pal Singh,
(General Secretary)

Copy To: Jaipuria Infrastructure Developers Pvt. Ltd.