

Date : 8th March 2018

To,
The President
Provident Sunworth Apartment Owners' Association
Survey No 1 to 26,
Venkatapura village, Kengeri Hobli,
Bangalore 560 060

Dear Sir,

Subject : Issuance of No Objection Certificate for Taking Over Balance Advance Maintenance Charges & Corpus Fund of Provident Sunworth - I

Reference: Mail of President, Association dated 23.2.2018 to Jt. M. D. Puravankara Limited

This refers to the above communication of the Association and draft NoC attached thereto, giving 15 points in its Annexure I as points to be clarified and fulfilled by the Company.

The Company has examined all the points and hereby offers clarity on each of them.

The Company requests the Association to render the NoC.

Sincerely yours



Ajai Sahi
Senior General Manager

For Provident Housing Limited

Attachment : Clarification on the 15 points of the Association

Provident Housing Ltd.

No. 8, Ulsoor Road, Bengaluru - 560 042. Phone: 080 43428901, 43428999

Registered Office: 130/1, Ulsoor Road, Bengaluru - 560 042 Tel : 91-080-4343 9393, 4343 9999 Fax : 91-080-2559 9350
CIN: U45200KA2008PLC048273 E-mail: info@providenthousing.com www.providenthousing.com

PROVIDENT SUNWORTH I : CONDITIONS OF NOC BY ASSOCIATION

Sl. No.	REMARKS OF ASSOCIATION	RESPONSE BY PHL
1	BESCOM - 5KW for 3BHK & 3KW for 2BHK - documents certified by the government authority on load claim and deposits made by the Company in thereof and any unforeseen demands raised by the BESCOM in terms of deposits shall be the liability of the Company.	Manual bills are being generated by BESCOM and issued to owners on request. There are reportedly some glitches in the current BESCOM software due to which BESCOM is unable to generate computerised bills. Owners are requested to continue paying monthly electricity bills with BESCOM in the interim.
2	BESCOM - Computerized Bill for all the individual flat owners with the ownership being transferred to their name	The owners are requested to get the meter transferred in their name, post which, the Company will engage with BESCOM to take care for endorsing power load of 5 KW for 3 BHK & 3 KW for 2 BHK in the BESCOM bill
3	E-Khata - Individual e-khata to be given to all owners / residents and any cost involved for such corrections due to oversight mistake shall be borne by the Company	The Company is coordinating with Gram Panchayat to facilitate necessary corrections in Khata. Once the corrections have been completed, individual owners may then take it forward for transfer of khata in their name at their own cost.
4	Allotment of Car Parking - Individual car parking allotment to be undertaken by builder and handover such car parking lots to owners /residents and also for residents those who have upgraded their parking is separate registration of the same is required? And if yes what's your line of action in this regard	Allocation of car parking will start from 1.4.2018 onwards. If any owner has upgraded his car park after registration of Sale Deed, Rectification Deed will have to be carried out by him at his cost. The Company will facilitate.

5	Solar Water Heaters - Top floor owners / residents solar water issues to be resolved by the company or replace in view of non-functional	<p>A one-time Service Camp will be organised by the Company on a good will gesture for the owners of 11th & 12th floor. Each of such apartments will be checked for operations of solar heaters. Necessary rectification, if any, will be carried out and individual signatures will be taken on completion. Owners will be responsible for future maintenance. Company will also give the knowledge transfer to the FM team on how to maintain the connection of solar system. Toward this, a workshop has been organised by M/s Anu Solar on 10.3.2018.</p>
6	Granite Padding for lifts to be provided as per the construction & sale agreement by the company - present wooden padding may not last for long	<p>Company has enhanced specifications of several items on its own which were not there in the original specifications. A few are mentioned below:</p> <ul style="list-style-type: none"> a. Veneer & Laminate doors b. SS Railing with Granite on Entrance ramp instead of MS c. Furniture for Multipurpose Hall d. Swimming pool chair e. ARD in lifts f. intercom in lifts from GF g. STP Fencing <p>The Company has provided wooden cladding around the lifts as per architectural advice for enhanced look.</p>

7	Rain Water Harvesting - Company to provide additional rain water harvesting tanks , since the present capacity may not be able to take load in case of flash floods or heavy rains	Based on the norms and amount of average rain with respect to the area, the rain water harvesting system has been designed, including the capacity of tank. Also, the flood like situation, witnessed in August 2017, was firstly unprecedented, and secondly, the drains were not cleaned due to which the water drain was blocked and caused basements to be filled with water. Attached is extracts of the EC document for terrace rain water harvesting. The capacity required is 350 cum. As per design intent it is proposed with 500 cum, which is sufficient than the requirement.
8	Separate Switches to be provided for basement & lift lobby lights, since both switches are common - drain out of electricity is more and also increasing the height of terminal JB's of lighting poles/ high mast in amenity, badminton court & common area, specially near kids play area	All designs are made as per the plan and specification conceived. Any modification can be undertaken by the Association.
9	Bore wells - Company to justify the no.of bore wells available, yield capacity and differentiate between the sharing of water from Phase 1 to Phase 2	There are Four bore wells in Phase I which are connected to phase I WTP and there are five bore wells in phase II which are connected to phase II WTP. It may be appreciated that bore wells are not a final solution for water requirements as neither ground water quality nor quantity can ever be assured.
10	Corporate Social Responsibility (CSR) - Company had provisioned CSR for an amount of 75 Lakhs to develop the bus shelters, roads, street lights and rejuvenation of lakes.	CSR activity is initiative of the Company. After completion of all phases of Sunworth project, CSR obligation, if any, will also be completed by the Company.
11	Functional of CCTV installed by the company is pending	The complete CCTV system will be commissioned by 30.4.2018.

12	Removal of BESCOM Street lighting poles which are inside the property Company to take boundary wall in forest walk area by the Company	The area concerned is under CA area as per approved Building Plan No. Nama/asa/lali/thasa/d/55/2012-13 dated 12 August 2012.
13	Re-fixing of proper Entry/ Exit Sign Boards or on pathway inside property Company to take by the company.	All the sign boards were fixed as per architectural design. Any suggestion may be looked into for necessary remedial action, if required, during the walk through with the Association on 10.3.2018.
14	Main Entrance: Company to provide main entrance to phase- 1 from the marketing office side as committed at the time of sale, since many of the residents are finding difficulty to reach through other side.	As further phases of Sunworth are yet to take place, the current road is the entry/exit road till such time. Road through the undeveloped/construction area is not safe for the purpose due to movement of heavy machinery, trucks, labours, material etc.
15	Maintenance Statement : Company to provide complete statement of account on previous quarter statement ended 31st Dec 2017 , justify the claim with all support to residents documents / vouchers / bills and present the same	All expenses are already audited by the association auditor and last quarter bills are all verified by the treasurer of the auditor and only then the payments are made. All queries of owners who had sent emails are also replied by the Company. Additional specific queries, if any, may be forwarded for clarification.

Reference : Provident Housing Limited mail of 8.3.2018 to President, Sunworth Association.