

Dear Mayank,

As per the meeting and subsequently circulated minutes of the meeting, the following points were discussed and agreed as well as the handover process was discussed and agreed **on 4th September 2016:**

The **first agreement** on Sept 4th 2016 was about security and maintenance money. A lot of members were present in the meeting and your Director Mr. Prashant Gupta gave a verbal promise that the security deposit of all the members along with the advance taken from some members will be credited to society's bank account within 1 month i.e. by 4th Oct 2016. Does the company agree?

The **second agreement** on that day was on the equipment that belongs to the society was to be handed over immediately. This included a lawn mower, gardening equipment, 7.5HP Motor for water, Motor to pump out water from fountains and such items. Does the company agree?

The **third agreement** was on the list of pending items:

1. Road requires an extra layer of coating. Mr Prashant Gupta vehemently agreed that the road is incomplete
2. Walls 10 Feet high walls on all 4 sides. Please note, we know that walls exist on all 4 sides, but these are not 10 Ft high and the agreement was to make it 10 Ft high
3. Short circuits and failed electric circuits will be fixed
4. Water pipes will be fixed to promise equal flow of water to all villas
5. All equipment
6. Drains collecting water will be checked and fixed
7. For an accurate list, can you please check the meeting minutes/notes circulated by [5th September 2016](#)?

Are you saying that the above mutually agreed process will not be followed by the company now?

Please clarify.

Thanks,
For RCWS.

On [Fri, Feb 17, 2017 at 6:19 PM](#), Mayank Anukampa <mayank@anukampagroup.com> wrote:

Dear Representative,

We are not giving in any "Wishes" for handover. We simply want you to make a procedure that says that once a job/work is done or equipment is functioning well (as most of them mentioned in the mail by you are functioning well) should be taken under the ownership of the society and this way a proper handover will happen. What is happening is that we are getting things working and you are not taking the handover and thus after a certain time if it requires servicing? the society puts it on the company that we are not taking over.

With this attitude, we can not reach to any point. I request you to kindly work with us on the mechanism of handing over services and equipment so that the handover can be done.

I

On [Thu, Feb 16, 2017 at 4:39 PM](#), Royal Celebrity Community Jaipur <communityrcjpr@gmail.com> wrote:

Hello,

The handover cannot be done as per your wishes. It has to be done as per the agreed procedure on [4th Sept 2016 meeting, where your](#) Director Mr Prashant Sharma as well as project coordinator/manager Mr Kamal Kishore Sharma (KK Sharma) were also present.

Our response has been consistent. It is yourself and your company has been delaying by not starting your work. On the [4th Sept 2016 meeting, Mr Prashant](#) Sharma agreed in front of everyone that the road required an extra layer. He agreed that all the defect, the short circuit issue was not addressed. Please do not attempt to put matters under the carpet. The electricity defect that you fixed was the bad wiring in the east lane (Villa 6 through 28) was replaced. There was a huge fire in the common area garden and the lights have been non-functional since day 1, those issues have not been addressed.

CCTV was promised, in fact a HI-Tech security for campus is promised and all members are asking for it.

In the 4th Sept 2016, this was the agreed sequence of handover formality:

1. Anukampa will transfer the Security Deposit to the society bank account, account details shared earlier. (Money taken as cheque deposit from members belong to the community, should have been saved in a separate bank account earning due interest). This should be returned on priority because the society cannot be maintained by keeping us away from this money for us to take handover
2. Complete the pending work, from the email on 4th Sept 2016
3. Start the handover of things/hardware and equipment

Kindly share your response as soon as possible.

For RCWS

On [Wed, Feb 15, 2017 at 3:32 PM](#), Mayank Anukampa <mayank@anukampagroup.com> wrote:

Dear RCWS,

Please find below the point to point response of queries

1. Additional coat of tar **Road** over and top of the current road

As per the survey of the "A Class " contractor of JDA The road is in good condition and doesn't need a coating right now. Please find the report attached

2. **Fix** common Area Electric Cable short circuits issues & Common Area Electric Generator functioning

Already fixed and working properly

3. **Equipments** - Water Pump for fountains, One Lawn Mower and Garden maintenance equipments like Cutter, Scissors, Hedge cutting tools

All have been arranged and available will be given to the society on the day of handover.

4. CCTV At the Main Gate and the Common Area North and South sides

Please refer to the mail sent by you on [September 5th 2016](#). No such commitments were made.

7 Feet High Walls on the outer facing walls of the community

The Walls are already 7 feet high and fencing takes it to another 2 to 2.5 feet higher

1. Fix the **Water line** terminating in the water storage tanks of villas in the **west side lane** has issue of water not being filled. Affected Villas have to be manually filled everyday
- 2.
3. All Community Property **Documents** - Like Approved Layout Plans, Common Area and Villa Area Electric and Plumbing Drawings
4. **Handover** - All Keys, Equipment & Documents

On [Wed, Feb 15, 2017 at 12:32 PM](#), Royal Celebrity Community Jaipur <communityrcjpr@gmail.com> wrote:

Handover: We were promised that the following work will begin as soon as possible from the **4 Sept 2016** meeting where it was agreed that the following work is pending from your end. :

1. ~~Only 5 Lakhs transferred against the **Security Deposit**. Credit the remaining amount into Society's Bank Account via NEFT~~
2. Additional coat of tar **Road** over and top of the current road
3. **Fix** common Area Electric Cable short circuits issues & Common Area Electric Generator functioning
4. **Equipments** - Water Pump for fountains, One Lawn Mower and Garden maintenance equipments like Cutter, Scissors, Hedge cutting tools
5. CCTV At the Main Gate and the Common Area North and South sides
6. **7 Feet High Walls** on the outer facing walls of the community
7. Fix the **Water line** terminating in the water storage tanks of villas in the **west side lane** has issue of water not being filled. Affected Villas have to be manually filled everyday
8. All Community Property **Documents** - Like Approved Layout Plans, Common Area and Villa Area Electric and Plumbing Drawings
9. **Handover** - All Keys, Equipment & Documents

RCWS Committee

On [Wed, Feb 15, 2017 at 12:11 PM](#), Mayank Anukampa <mayank@anukampagroup.com> wrote:

Dear RCWS Committee,

We would be happy to transfer you the security amount once you take the handover of the society from us. Even after several reminders the Society is only demanding for the fund but is not moving constructively towards the maintenance of the society and its equipment. Please find attached the report of STP Plant management company which clearly states that neither the plant is Run to adequate time nor it is maintained properly.

Kindly look into that as if any damage to the Plant or equipment will be entire responsibility of the RCWS and Anukampa Shall not be liable for any repairs or replacements. I also request you to define a timeline and take the handover of equipment and amenities and we shall be happy to assist you with the security deposits and everything else you require related to the society

On [Wed, Feb 15, 2017 at 11:35 AM](#), Royal Celebrity Community Jaipur <communityrcjpr@gmail.com> wrote:

Hello,

Kindly transfer the security deposit of all members into the society account shared below:

Account Name: ROYAL CELEBRITY WELFARE SOCIETY

Branch: SBBJ, JAISINGHPURA, BHANKROTA

Account Number: [61328668213](#)

IFSC Code: SBBJ0011370

RCWS Committee

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Regards,

Mayank Pareek

Vice President

Anukampa Group

[+91-9828113311](#)

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Like us on Facebook :- <https://www.facebook.com/AnukampaGroup>

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Regards,

Mayank Pareek

Vice President

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Regards,

Mayank Pareek

Vice President

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Jaisinghpura, Bhankrota
Jaipur