



Meeting with FCML – Tiwari & Abhimanyu

Date : 04 Aug 2019

Location: Maintenance office, C Block, Ground Floor, Brisk Lumbini Terrace Homes

Background of Meeting: After completion of meeting of RWA members and apartment owners of Brisk Lumbini Terrace Homes, Mr V. N. Tiwari, called RWA members to indicate that he has briefed Mr Harish Gahlot about the proceedings of preceding RWA meeting, and that he along with Mr Abhimanyu, BIDPL wouldlike to discuss further steps

1. Mr. V. N. Tiwari, DGM Projects, M/s BIDPL, provided us the official contact email ID for future communications as mentioned below

Mr Harish Gahlot, CMD M/s BIDPL- hg@brisk.in

Mr Hitesh Gahlot, Director, BIDPL- hitesh@brisk.in,

Mr V. N. Tiwari- tiwari@brisk.in

2. RWA members requested Mr. Tiwari to check all emails send from RWA email IDs. All future communication will be over email or letter as needed.
3. As per Mr. Tiwari and Mr Abhimanyu, Mr. Harish Gahlot said he is ok with the views of the owners and RWA and considers this as a positive step. However, he wants the recovery of the pending maintenance amount.



4. RWA members clearly stated that the discussion in RWA meeting (regarding clearing the dues) was subject to the condition, that going forward (Aug 2019) onwards, the Maintenance bill would be generated at a reduced rate and through RWA account. All payments received towards maintenance would be transferred to account of Maintenance Agency, in a time-bound manner. Specific details about timeline and method of transfer of maintenance amount to Maintenance account, from RWA account will be discussed and agreed to after in principal agreement on this approach. Mr Tiwari committed to share the monthly expenditure breakup/details for Jan 2019 till July 2019 with RWA. Basis which the maintenance rate for Aug 2019 and further would be arrived at.
5. Upon confirmation of above point from M/s BIDPL, Mr. Tiwari will request RWA help in persuading the owners to pay their dues. RWA also requested that since it's a positive step with mutual benefit to builder and apartment owners alike, its in the best interest that the threat of electricity disconnection/ reduced KW be withdrawn. If not withdrawn, at least not to act on it for at least till time the matter is amicably and formally agreed to.
6. RWA members also requested Mr. Tiwari and Mr Abhimanyu, that since residents are agreeing to paying their dues without a formal audit of accounts, the builder must also reciprocate and consider certain reasonable discount till 31 July 2019. Mr Tiwari agreed to discuss with management and revert back



7. Mr. Tiwari obtain a written approval from builder on points 4 and 6, and if approved he will send an email to all residents. We also clarified that as newly formed RWA we are legally not empowered to recover pending amount from residents for past, however, RWA would extend all possible to help BIDPL on this account. The case would however be dealt better for future cases, since the payments would come directly into RWA funds.

8. RWA requested Mr. Tiwari not to disconnect electricity since it would be against the regulations also, and as a formal RWA it's our duty to apprise you of the same. Since we are on the verge of a mutually benefitting agreement, its best to avoid any unwarranted steps. A formal mutual agreement will help builder recover the due rightfully.

9. RWA informed Mr. Tiwari and Mr Abhimanyu that we would process the case for PAN and bank account for RWA. Thereafter, the maintenance bills generated from RWA would be devoid of GST amount. A joint account was proposed, however, Mr. Tiwari stated that it will be better if RWA transfers the maintenance amount from RWA account to Maintenance/FCFML account. For the unsold inventory, M/s BIDPL will pay the maintenance amount either directly or through RWA account. RWA informed Mr. Tiwari and Mr Abhimanyu that a proper contract needs to draw towards the agreed arrangement.

10. Mr. Tiwari to share list of all residents, about phone number email and contact details for RWA to communicate others.



11.Mr. Tiwari to also send us month wise expenditure details/breakup from 01 Jan 2019 till 31 July 2019. The objective is to arrive at reduced maintenance rate, now that major cost towards diesel is a thing of past.

12.We informed Mr. Tiwari that for now we can have meeting on every Sunday 11A.M at club house to further streamline the process and requested him to join us.

MR. Tiwari & MR. Abhimanyu stated that they have taken all our points and will further speak with Mr. Harish Gahlot and get back to us.