

(1)

Regarding Maintenance & formation of Society/ Association of Apartments Owners of Pyramid City-II

From: Lokesh Gaupale (pyramidgroups12@yahoo.in)

To: ybkite@gmail.com

Date: Friday, 24 February, 2023 at 04:39 pm IST

Dear Customer,

That by virtue of the Registered Sale Deed of Apartment No. 202 on the 2nd Floor of Tower-F in our scheme called "Pyramid City-II, situated at Mouza Gawasi Manapur, Kh No 39/2, Beside Sahara City, Wardha Road, Nagpur, is sold to you, as such you became the owner of the said Apartment.

That as per the covenants of the aforesaid Sale Deed, we have collected from you "One Time Maintenance Fund", and as per the term of the said Clause No. (xvi), we have maintained the said building till date, from and out of the said Corpus Fund. Now you hereby requested to come together with all the other owners of others apartments, and jointly form the Society/ Association of Apartments Owners and take over the maintenance of entire building as early as possible.

It is submitted that we are ready to handover the balance amount of Rs. 10,78,696/- remaining with us out of the aforesaid Corpus Fund of Rs. 1,39,24,629/- collected from all Apartment Owners after deducting the amount incurred for maintenance till date of Rs.1,28,45,933/-, to the Society/ Association of Apartments Owners, after it's formation.

Thanks & Regards,

Himanshu Ujjainkar
Pyramid Group of Companies
Nagpur
Mob. No. 7798416401

Fw: Regarding Maintenance & formation of Society/ Association of Apartments Owners of Pyramid City-II

From: Lokesh Gaupale (pyramidgroups12@yahoo.in)

To: gaurav31suri@gmail.com

Date: Tuesday, 2 May, 2023 at 05:22 pm IST

Ref: Our mail Dated 23/02/2023

Dear Customer,

That by virtue of the Registered Sale Deed of Apartment No. 202 on the 2nd Floor of Tower-B in our scheme called "Pyramid City-II, situated at Mouza Gawasi Manapaur, Kh No 39/2, Beside Sahara City, Wardha Road, Nagpur, is sold to you, as such you became the owner of the said Apartment.

That as per the covenants of the aforesaid Sale Deed, we have collected from you "One Time Maintenance Fund", and as per the term of the said Clause No. (xvi), we have maintained the said building till date, from and out of the said Corpus Fund. Now you hereby requested to come together with all the other owners of others apartments, and jointly form the Society/ Association of Apartments Owners and take over the maintenance of entire building as early as possible.

It is submitted that we are ready to handover the balance amount of Rs. 10,78,696/- remaining with us out of the aforesaid Corpus Fund of Rs. 1,39,24,629/- collected from all Apartment Owners after deducting the amount incurred for maintenance till date of Rs.1,28,45,933/-, to the Society/ Association of Apartments Owners, after it's formation.

Please note that we have submitted the said property under the Maharashtra Apartment Ownership Act. 1970 & registered Deed of Declaration on 07/07/2011, bearing Sr. No. 4959. As per the said Deed of Declaration and as per the Exhibit B attached in the said Deed of Declaration the owners are solely responsible to form the association for the maintenance of the said building. And no separate society within the Registrar of Societies is required to be registered for the maintenance of the said Building (Refer Letter dt. 24/02/2016, attached)

It is mandatory as per clause 1(ii) of the Exhibit B of the Deed of Declaration and further refer clause 2 (b) and 5(1) of Deed of Declaration the owners became automatically the members of association for the maintenance of the said building & it is not mandatory on builder to maintain the said building.

Therefore you are requested to form an association & take over the administration of association for the maintenance of the said building within 15 days from the date of receipt of this Letter and thereafter builder will not be responsible to maintain the said building

Attachment: 1) Deed of Declaration Dated 07-07-2011

2) Letter of Sub-Register Co-Op. Society, Nagpur for your ease of reference.