

PMO COOPERATIVE HOUSING SOCIETY LIMITED
C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh

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May 12, 2008

- *RECEIPTS FOR ALL PAYMENTS MADE BY MEMBERS ARE BEING PREPARED BY THE ACCOUNTANT OF OUR SOCIETY AND THE SAME WILL BE ISSUED SHORTLY.*
- *MEMBERS THOSE WHO HAVE NOT REGISTERED THEIR E-MAIL ID ARE ONCE AGAIN REQUESTED TO IMMEDIATELY SEND ONE TEST-MAIL AT "pmosociety@yahoo.com"*
- *AS INFORMED EARLIER ANY LATE-PAYMENT OF MAINTENANCE CHARGES BEYOND 10TH OF EACH MONTH WILL ATTRACT A PENALTY OF Rs.150/- P.M. HENCE, MEMBERS ARE REQUESTED TO IMMEDIATELY SEND POST-DATED CHEQUES WHICH SHOULD BE DATED 05TH OF EACH MONTH.*

Dear Member,

It is delighting to share with you that our Society has cleared a major portion of dues to NOIDA from the outstanding amounts recently collected from Members. Now only an amount of Rs.16.00 lakhs (approximately) is still due to be paid to NOIDA. *This is on account of interest portion accrued on account of delay in making payments to NOIDA.*

Though some of the members have paid their dues on time, most other Members have delayed the payments, resulting in accrual of interest @18% per annum compounded half-yearly by NOIDA. Till date our Society had paid an enormous sum amounting to several lakhs, which had been accounted by NOIDA under the head interest [NOIDA's policy is to first recover interest and only then principal]. Any further delay in clearing the outstanding dues will only add to our interest burden. In view of this, there is great urgency in clearing the dues to enable the Society to come out of this vicious debt cycle. As per the unanimous decision of all Members in the GBM held in July 2007 and also as already informed vide subsequent circulars, the dues to NOIDA are to be collected from the members by way of "interest charges on the delay in making payments" by them in respect of all the demands raised since February 2002, excluding maintenance charges. If the outstanding amount is not cleared before 30.06.2008, the interest component will be compounded, thus increasing the Society's i.e. in turn members liability. Though NOIDA would be too happy if the Society does not pay on time as it would relish on charging interest, it is in the best interest of the Members to pay it before 30.06.2008, so that we can be free from the debt-cycle. Once this payment is made, our Society will be out of the undesired/ill-famed "BLACKLISTED SOCIETY" bracket. It is

painful to note that even Banks are not lending loan against flats due to the Society being black-listed.

Accordingly, the interest payable by each member for delayed payments has been prepared and the statement detailing the same is placed at Annexure-A. Though this statement is self-explanatory, it could be seen that interest has been calculated only to the extent of quantum of delay, unlike NOIDA's policy of charging interest-on-interest. Also interest is calculated only for payments demanded from February, 2002 (month of draw-of-lots) since every Member had paid the entire dues on the day of allotment. Further a grace period of 15 days from the due date has also been provided whilst calculation. These measures are resorted to with the intent of giving relief to the Members and that we believe our Members would sincerely appreciate our concern for them.

Management Committee is also considering charging of interest even on delayed payment of maintenance amount from the beginning till April 2008 and also for the payments demanded prior to February 2002 and equalization charges for delayed membership.

Lot of effort has gone into preparation of these interest statements and every effort has been made to make them error free. However, if any member has any doubt about the interest payable by him, he is requested to prepare a similar statement of his own on the same lines made by the society and bring along with requisite proof viz. bank statement, receipts etc. to seek clarifications.

As intimated earlier, various activities are proposed to be undertaken as enlisted below, some of which are mandatory or inevitable necessity in nature:

Operationalisation of the fire-extinguishing system

Due to non-maintenance of our fire-extinguishing system, it has virtually become defunct. Also, since the system was kept in open most of the metal parts were found missing. To make it functional, several components/parts need immediate replacement or repair, involving a major expenditure. To ensure safety of the system, these equipments will be encased in glass doors.

Cent percent functional fire-extinguishing system is a mandatory legal requirement of high-rise buildings. Non-maintenance of the fire-extinguishing system is a penal offence and in case of a fire-hazard, the

onus would rest entirely on the Society. Hence, it is decided to immediately operationalise the fire-extinguishing system. Simultaneously few volunteering Members/staff of our Society will be trained so that the system could be regularly put to test for its efficacy and also have periodic maintenance check-up by an authorized agency to give frequent demonstrations. Since prevention is better than cure, it was decided to take this up on an emergent basis, as any unfortunate happening will have an impact on precious human lives. [Total cost is Rs.4,50,000/-].

Lift Maintenance by M/s OTIS (the manufacturer)

Since elevators are a means of human transport, it was felt desirable to get a survey conducted by the manufacturers themselves (i.e. M/s. OTIS Elevators) to ascertain the condition of each of our elevators. The survey report highlighted that many vital components need immediate replacement, else rendering our elevators being unsafe to use. The report further stated that one lift in the "C" Block is not safe for use, since the rope was found defective. To avoid any mis-happening that lift was sealed immediately. Hence, Management Committee has decided to award AMC for lift maintenance to M/s. OTIS Elevators, the manufacturers themselves, as they are undoubtedly the best worldwide. However, they have expressed their unwillingness to enter into AMC to maintain our lifts, unless the vital components/parts as found defective during their survey report are replaced, since non-replacement of these components/parts is fraught with risk.

M/s. OTIS Elevators have initially quoted Rs.2,63,418/- as cost of pre-AMC repairs, but subsequently on negotiations with their senior Management reduced it to Rs.1,93,418/- (by giving a discount of Rs.70,000/-). AMC charges for M/s OTIS Elevators is Rs. 2,30,452/- (inclusive of taxes). Thus total amount to be paid to M/s OTIS Elevators is Rs . 4,23,870. While pre-maintenance repair charges are equally distributed amongst Members, AMC charges will be proportionately distributed category-wise as had been the practice.

Raising of the height of the Fence

There have been a few instances wherein some unscrupulous persons have intruded into our Society by jumping over the fence and stolen music system from cars. Since, the height of the fence is less and in the absence of any concertina wire fencing, it becomes easy for intruders to jump over it easily. Members may recall that once about 05 persons jumped from the BHEL Society side fully armed and our Security Guard had to fire in air to drive them off. To ward-off such unpleasant happenings and to increase security, it is decided to increase the height of the fence by concertina wires. [Total cost is Rs. 1,50,000/-].

White-washing of the Society Building

An aspect on which almost a majority of our Members have time and again pointed out is the shabby outlook of our Society Building. As no white-washing activity was undertaken since construction of our Buildings, it was decided to give a face-lift by white-washing the outer-walls of the common area, snowcem in shaft areas and enamel painting of the lamp poles, electrical boxes, iron gates and iron-railings of the staircase and also painting of the compound wall iron fencing. It is estimated that it would take around 30-45 days to complete these works. [Total cost is Rs.4,50,000/-].

Extra lease-rent for the Year 2007-08

Society opted to avail the Scheme of paying "11 times lease rent as one-time lease rent" in the year 2006. At that time it was not clarified from NOIDA whether lease rent for that current year (2006-07) was also to be paid. Accordingly, only 11 times of lease rent was deposited as "one-time lease rent". However, as per the policy of NOIDA, Society should have also paid lease rent for 2006-07 before 31 March, 2006. Obviously, NOIDA has subsequently raised the demand for lease rent for the year 2006-07 (which was to be paid before 31 March, 2006) along with interest on the delayed payment amounting to around 4.5 lakhs. That lease rent for 2006-07 (without interest) was however, paid only on 17 August, 2007. Since the lease rent for 2006-07 was paid only on 17.08.2007, NOIDA later demanded the lease rent for 2007-08 also. NOIDA further clarified when approached in person, that if our Society did not pay this demand of Rs. 4.5 lakhs before 31 March, 2008, they will, as per their policy, would also demand lease rent for the year 2008-09 also. Hence, on an emergent basis, we paid the lease rent on 26.03.2008 under protest, which is now being realized from Members. [Lease rent to be paid is Rs. 3996/- (for Cat "A"), Rs.2914/- (for Cat "B") and Rs. 1943/- (Cat "C")]

Water charges and surcharge on it [demanded by NOIDA]

NOIDA had demanded water charges since 2002-03 and upto 31.03.2008 (including surcharge) amounting to Rs. 12,89,558/-. However, an amount of Rs.11,63,520/- has only been realized from the Members. The resulting difference of Rs.1,26,038/- is to be realized from the Members. To make it more clear a statement indicating demands raised by NOIDA and the payments realized from the Members is placed at Annexure-B. Accordingly, the amount payable would be Rs.936/- for Category "A" and Rs. 780/- for Categories "B" and "C" respectively.

Charges for installation of new Intercom System.

On account of poor maintenance and seepage in the intercom-unit in the telephone room, rendering the unit dysfunctional. Cost of repairs due to recurring break-downs was not only quite prohibitive but was somewhat equivalent to the cost of a new unit. In view of this, it was decided to install a new system under buy-back scheme of old unit. Accordingly, the new intercom system of "Accord" make had been installed at a total cost of Rs. 1,24,000/- in the first week of March, 2008.

In terms of our circular dated 01.03.2008, to ease some burden on our Members, 50% cost of the new unit was met from the funds available with the Society and the remaining 50% cost was decided to be realized from Members. Accordingly, per-Member share of cost works out to Rs.398/-.

Conclusion

This circular was placed before the meeting of Management Committee held on 11.05.2008, which approved it in toto.

To summarise, the chart below indicates the amount payable by you under various heads.

Sl.No.	Description of Demand	Amount (Rs.)
01.	Interest on delayed payments (Ann-A)	303.00
02.	Raising the boundary fence	960.00
03.	Cost of re-activation of fire-fighting equipments	2885.00
04.	Cost of pre-maintenance repair charges } lift AMC (for the year 2008-09)	1240.00
		1372.00
05.	Cost of white-washing, painting of gates, stair-case railings, lamp-poles, electrical gates, etc.	2885.00
06.	Additional lease rent paid to NOIDA (2007-08)	2914.00
07.	Water charges to NOIDA (Ann-B)	780.00
08.	Cost of installation of new-intercom system	398.00
	Grand Total	13737.00

Members are requested to make the above payment by 25th June, 2008. Most of the demands under the above heads are either for carrying out mandatory works and to make payments to NOIDA to avoid interest burden. Accordingly, it has been decided to charge an interest @ 24% per annum if above payment is not received by the due date. The payment is to be made by way of a crossed cheque in favour of "PMO Cooperative Housing Society Limited".


The Management Committee firmly believes that it is the Members who hold the magic wand and can redeem our Society from the clutches of being debt ridden and bail it out of "BLACKLIST" category. To make our Society an ideal/exemplary place to live in and to make conditions worthy enough to be emulated by other Societies of Sector-62, the above are a few earnest measures being undertaken by our Society.

Let me conclude with the words of revered thinker Plato that "the beginning is the most important part of the work". Now let us all pledge to begin the mighty task of re-building the lost fame/glory of our Society and take it to enviable levels. Chinese philosopher Confucious once said "to put the world in order, we must put the nation in order; to put the nation in order, we must put the family in order; to put the family in order, we must cultivate our personal life; and to cultivate our personal life, we must set our heart and mind right" and these words fits appropriately to the context of our Society.

Your whole-hearted cooperation is solicited to make this cooperative venture a success. If payment on account of interest is realized, then we can aspire to set sail our Society towards a worthy goal or else we all together would sink deep into the debt trap.

Warm regards,

Yours sincerely,


(V. Shankar)
President

Encl: Ann "A" & "B"

Sl. No.	Name of the Member	Amt.	Flat No.	Name of the Member	Amt.	Flat No.	Name of the Member	Amt.
101	SS MEENAKSHI SUNDARAM	13401	B-101	SHARAD SHRIVASTAV	3532	C-101	G GOPA KUMAR	8353
102	PP SHUKLA /	39913	B-102	SHAMBU SHARAN KUMAR	5311	C-102	ALOK GUPTA	1534
103	SK PANDA	31155	B-103	RAJENDER PRASAD	20007	C-103	SUBHASH GAUTAM	40706
104	RAJESWAR DAYAL	1702	B-104	SANJAY PARASHAR	1070	C-104	UNNY CHANDERMOHAN	515
201	K SRINIVASAN	4559	B-105	MOHD NASEEM KHAN	25175	C-105	V SRINIVASA RAGHAVAN	2009
202	LEKHA KUMAR	69978	B-106	VK THAKRAL	37467	C-106	VISHAMBAR NATH	13005
203	AK JOHRI	4397	B-107	SC SHARMA	1282	C-107	SK MISHRA	6209
204	LR SIDHRA	2302	B-108	KP UDAY KUMAR	11163	C-201	A.K. GUPTA	1003
301	KANCHAN GUPTA	75901	B-109	K NATRAJAN	2397	C-202	BALDEV SINGH SAINI	6016
302	ROHIT KHERA / MAMTA SHRIVASTAVA	6168	B-110	KM SINGH	21676	C-203	NK KASHMIRA	973
303	SANJAY KUMAR	2843	B-201	BP BIMAL	11552	C-204	SANDEEP SAHA	159
304	CHATTAR SINGH / DR. PK CHATURVEDI	52434	B-202	A SANJAY SAHAJ	9706	C-205	DINESH CHAND	14334
401	AK ALIPURIA	92174	B-203	RAJEEV KUMAR CHOPRA	1129	C-206	RAJIV VAID / KUMUD VAID	33650
402	TEJA BHAN KAUL	2635	B-204	PS LALLY	5934	C-207	C RAMAKRISHNA SHARMA	5853
403	PS RAGHAVAN	4242	B-205	LK MEHTA	5289	C-301	JAGAT RAM	7976
404	AK GUPTA	41256	B-206	DIPANKAR DATTA	7573	C-302	MAHESH KUMAR GUPTA	1256
501	SK RAO	3328	B-207	KK BHOGAL	2859	C-303	TM VIJAYKUMAR	432
502	HARSH SHRIVASTAV	3467	B-208	JS RAWAT	61924	C-304	BK SETHUMADHAVAN	1934
503	SATISH MEHTA	111368	B-209	HARISH POKHRIYAL	28210	C-305	SHASHI BHUSHAN TIWARI	8050
504	AMITA PRASAD	153298	B-210	SP SINGH	7162	C-306	GEETA NATRAJAN	325
601	HEMA RAWAT	2904	B-301	TASLEEM F KHAN	50931	C-307	WM DHAKATE	1272
602	ASHOK SAIKIA	18718	B-302	GANGESH UPADHYAY	4409	C-401	P SHANKAR	985
603	JMS KATHAIT	7206	B-303	RC PANDEY	1132	C-402	NC SHRIVASTAVA	2908
604	KAVITA PANDEY	51168	B-304	SUNITA MISHRA	334	C-403	G DURGA	969
701	RS CHATTERJEE	7580	B-305	CHANDER SHEKHAR PRASAD	33406	C-404	ANIL GROVER / DP RASTOGI	11167
702	PK ROY	4953	B-306	RP SINGH	42327	C-405	PRABHAKAR TRIPATHI	160242
803	NK GUPTA	11556	B-307	B ATHIVAMAN	3501	C-406	MUNISHWAR PRASAD	525
804	ACODITI MEHTA	33093	B-308	GC UPADHYAY	13061	C-407	RAMA PRATAP	12088
	TOTAL [A BLOCK]	853699	B-309	JAGDISH MULWANI	68262	C-501	DHARAM PAL	38819
			B-310	BB BHATNAGAR	1841	C-502	EP RAVEENDRAN	4354
			B-401	S SUNDARAMAN	3162	C-503	R PARTHASARATHY	2055
			B-402	GANGA DATT	8460	C-504	R SAMPATH KUMAR	199
			B-403	BR VENKATARAMAN	2085	C-505	A SACHIDANANDAN	2261
			B-404	V RAGHAVAN	14565	C-506	MANMOHAN SINGH	6368
			B-405	PP NAIR	322	C-507	KISHORI LAL	997
			B-406	ASHA KUMAR NAIR	3136	C-601	ARVIND KUMAR MISHRA	27612
			B-407	GB UPADHYAY	7054	C-602	SUNITA KUMARI	7084
			B-408	L RAGHAVENDRAN	85935	C-603	M VENKATARAMAN	2074
			B-409	ABDUL SADIQ KHAN	6811	C-604	AMAR DASS	4482
			B-410	GC GUPTA	210	C-605	S PADHY	4814
			B-501	P JAGADESAN	2249	C-606	ASHOK KUMAR SAXENA	551
			B-502	G VAITHEESWARAN	415	C-607	TK THRIAMBAK	408
			B-503	YV SUBBA RAO	7052	C-701	PS JACOB	2654
			B-504	ANAND UPADHYAY	32620	C-702	JAGDISH PRASAD	2528
			B-505	RAJESH JAISWAL	30659	C-703	RSR MURTHY	1438
			B-506	PRAMOD KUMAR	67596	C-704	HANS RAJ	6188
			B-507	DP SINGH	21947	C-705	RAMESH SHRIVASTAVA	21303
			B-508	RAKESH KUMAR GUPTA	9019	C-706	MK HALDER	505
			B-509	SEPRATIVE SEN	7452	C-707	MS TRIPATHI	11085
			B-510	JP KUKRETY	6660	C-801	RAJENDER PRASAD	1526
			B-601	V SHANKAR	27183	C-802	PRADEEP KUMAR	1292
			B-602	CV RAMESAN	4594	C-803	VS BHANDARI	799
			B-603	N GOPALAKRISHNAN	303	C-804	MOHD ASADULLAH	865
			B-604	SARLA SINGH	21309	C-805	RAMESHWAR PRASAD	9382
			B-605	GC SHARMA	2106	C-806	MANIKANDAN NAIR	36957
			B-606	V NAGABHUSHANAM	3004	C-807	N RAJASWAMY	6794
			B-607	S. RAMAMURTHY	27108		TOTAL [C BLOCK]	549842
			B-608	RC GOSAIN	7126		TOTAL OF A & B & C	2485514
			B-609	SUMAN GERA	16445			
			B-610	KRISHNA JAIN	330			
			B-701	AKTHARUL HANIF	20303			
			B-702	HARIHAR MISHRA	2814			
			B-703	KC RAJU	9090			
			B-704	NEELAM LATA	10417			
			B-705	TV RAGHUNATHAN	2579			
			B-706	ARUNA RAJA	28830			
			B-707	P DAS GUPTA	3121			
			B-708	RAKESH KUMAR JAIN	830			
			B-709	RAJ KUMAR	560			
			B-710	KS KATOCH	36579			
			B-801	SUMAN JOSHI	2521			
			B-802	RAM NIWAS/SANJAY GOEL	47790			
				TOTAL [B BLOCK]	1081973			

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Statement of water charges

Period [No. of months]	Rate per month	Amount realised	No. of members in each category	Total
2002-2003 to 2007-08 [72 months]	Rs.120 for Category A	8640	28	241920
	Rs.100 for Category B	7200	72	518400
	Rs.100 for Category C	7200	56	403200
	Total			1163520

Total Demand from NOIDA upto 31.3.2008 : Rs. 1289558
Amount realised from members upto 31.3.2008 : Rs. 1163520

Difference : Rs. 126038

Accordingly, the difference is to be shared by the members @Rs.936, Rs.780, Rs.780 respectively for A, B & C Members.