



PRESIDIA ARAYA RESIDENTS WELFARE ASSOCIATION

(Registered under HRRS 2012, Reg No #HR/018/2018/03309)

Dear Members/Owners,

Greetings from PARWA Team!!

This update is in continuation to the last communication shared on next steps for Club Charges and other urgent and pressing issues.

We would like to take this opportunity to thank all those RWA members and Owners who have come forward and contributed towards legal fund.

Happy to share that we have already received contribution from more than 50 apartment owners, which is an excellent start and would urge other RWA Members / Owners to come forward and join this initiative.

This small contribution will go long way to help and empower your RWA to stand up and fight for your own rights / protect your larger interest at Presidia & Araya.

For the sake of clarification, we would like to again point out that this initiative is not just about the Club related issues but encompasses many more issues as listed below, including the Club Membership Charges:

- 1. Club Ownership:** As per the applicable laws and multiple judgements, the Ownership Club belongs to the Owners / RWA of the Apartment Owners and accordingly PU has no right to claim the ownership of the Club.
- 2. Green Area:** PU is also making false claim to be the owner of the green areas of over 3 Acres, which actually is a part of the common area of the project hence shall be transferred to the RWA as and when the upkeep of the Complex is handed over to the PARWA.
It's unfortunate that PU has already earmarked that land outside our complex (Opposite to Presidia C & E Towers) and was being used as their Sales Office; and unless we all get together and fight it out, we all will lose that land and its ownership as well.
- 3. Shops/Convenience Stores:** Pioneer has also sold all the shops which legally should be under ownership of RWA and we need to file a claim against it as well.
- 4. IFMS/IBMS Deposit:** Pioneer is also sitting on our IBMS/IFMS deposit of over Rs 22 Crore (approx.) which legally they have to handover to the PARWA at the time of handover of the maintenance to the RWA. This substantial fund may well be sufficient enough for your RWA to run the complex with the interest earned against this deposit.
- 5. High Common Area Maintenance Charges (CAM):** We are presently paying CAM charges at the rate of Rs 3.40/- (for Presidia) & Rs 4.70/- (for Araya).

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If we do not take immediate action, we will not be able to fight for our rights in the future. We have to get the maintenance charges reduced by getting the maintenance into our supervision and control. If we all fail do so, we all will keep paying one of the highest maintenance charges around in future too.

6. **Sinking Fund & High Common Area Electricity (CAE) Charges:** We are paying the Sinking charges of INR 0.15 / sqft and CAE charges of INR 0.55 /sqft which for an average apartment size of 3000 sqft is Rs 450/- and Rs 1,650/- i.e., an additional burden of Rs 2100/- per month over and above the CAM charges which in our opinion are illegal as well.

We urge each and every member and Owners to come forward and join hand to **“fight for our right against builders might” to safeguard out lifetime savings and our homes.**

Next Steps:

1. **Legal Group:** We have created a new: **Legal** group (on WhatsApp and Google) and the participation to the group will be to limited to only those who have paid for the legal fees. All the related updates and discussions will be in that Legal group only.
2. **Appointment of Law Firm:** We are in the advanced stages of shortlisting a Law Firm and will soon be sharing the details of the same in the **Legal group** before end of next week.
3. **Legal Notice and Next Steps:** We have been working on collating all the information which involves extensive research and seeking information from various authorities including but not limited to District Town & Country planning (DTCP), Registrar of Societies (RoS), HRERA and Law firms' selection etc. We are targeting to send the Legal Notice over the next few days and would be sharing more details about this move in the **Legal group** only.
4. **Individual Grievances and Legal Cases:** We have also started working on the selection of law firm who may be picked up for going ahead with Individual cases by our RWA Members, if they decide to do so as those discounted rates for various other issues which may be required to be challenged individually but in a collaborative approach way i.e. Delay Compensation, Increase in Area, VAT refund etc.
5. **PARWA Membership:** All the **non-members** are requested to take this opportunity to enroll for PARWA membership at a very nominal cost of Rs 2500/-. Your participation will help every Owner/Member with larger representation and more strength to RWA to resolve all these issues which will continue to impact us in long term as well

Once again, we urge you to enroll for the RWA (PARWA) Membership and pay up for your contribution of Rs. 15000 towards legal fund at the earliest. We assure you of our efforts to make this Condominium a far better place!

Please feel free to write to us on parwamanagement@gmail.com or feel free to reach out to any of the Governing Council Members of PARWA for further clarifications.

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