

THIS IS FOR ATTENTION FOR ASSOCIATION OF HOME BUYERS

Amrapali has commenced development of several projects in Noida, Gt. Noida, Ghaziabad (U.P.), Mathura (U.P), Bhilai (Chhattisgarh), Aluva Kochi (Kerala), Nagpur (Maharashtra). Few projects such as Sapphire I & II, Platinum, Princely Estate, Eden Park and Silicon City Phase I, were more or less completed by the time Supreme Court delivered its judgment on 23.07.2019. Large numbers of home buyers have taken possession prior that too under living in these projects. When the Court appointed the Receiver, it was found that in the following projects namely Sapphire I & II, Platinum, Princely Estate, Eden Park & Silicon City Phase I, regularly formed Apartment Owners Association which is already functioning. It was also found that Amrapali itself had handed over the maintenance and other responsibility to these associations. As far as these associations are concern, the receiver had no issue in dealing with them for transactions such as registration.

In respect to the other projects, as NBCC began to proceed with the construction and reached the stage of handing over possession of completed units , in large number the issue of handing over maintenance has come up for consideration.

In projects such as Leisure Valley or Zodiac it was found that ad-hoc association was formed, either under the Societies Registration Act, or informally.

NBCC brought to the notice of committee that post completion of construction, neither NBCC nor their contractor will be responsible for the task of maintaining the units handed over. The question of maintaining included dealing with water, electricity or such authorities and maintenance of lifts etc. It therefore became necessary to evolve an interim measure which will facilitate the task of all the parties, till a full-fledged AOA is properly elected.

The Committee had then decided to recognize any ad-hoc association of people, residing in a particular project, and elected to the general body of the residence of that project to be the body, responsible for assuming all maintenance tasks and obligations. Such a body, on such a formal recognition being issued by the office of the receiver , can operate their bank accounts, take up the complete responsibility of maintenance after taking over the charge from NBCC, and also will be authorized to deal with all public bodies, in connection with the maintenance tasks. They can make the requisite payments to the concerned public bodies, and send reports to

the office of the receiver periodically. This position, as stated above will come to an end on a full-fledged AOA being formed. On such formation, a further formal letter will issue from the office of the receiver, only to acknowledge the transition from the ad-hoc body to the regular body.

The office of the receiver will in no way be otherwise concerned with any internal management issues of this association. In order that the tasks of the management or discharge efficiently, the ad-hoc associations, or advised to enlist technically qualified persons to look into matters such as power, water etc. such technically qualified persons, may also send reports to the committee after due authorization from the ad-hoc bodies.

The above general information is brought to the notice of all homebuyers, for the purpose of following uniform procedure.

By Order
Court Receiver