

B/03020/ Coimbatore/ UC/ ^{Wed} /AWHO

15 Mar 2023

Raman Vihar Apartment Owners Association
Club House Complex, Raman Vihar (AWHO)
Anna Nagar, Chinnavedampatti Post
Coimbatore, Tamil Nadu - 641049.

**DEFECT RECTIFICATION OF THE DEFUNCT SEWAGE TREATMENT PLANT OF
RAMAN VIHAR PROJECT COIMBATORE**

1. Reference your letter No RVAOA/Off/057/2023 dt 12 Feb 2023.
2. Issues raised vide your letter under reference have already been replied to by HQ AWHO.
3. In spite of expiry of Defect Liability Period of AWHO Raman Vihar Project in **Apr 2021** (which was further **extended upto Jul 2021**), MD AWHO during his visit to the project on 09 Aug 2021, agreed to carry out certain defect rectification/ addl works. These works have been minuted at Para 7 of Tour Notes issued vide HQ AWHO letter No B/03020/Coimbatore/Mon/AWHO dt 23 Aug 2021. An amount of **Rs 62.89 lakhs** was sanctioned to carry out these works.
4. Sanction for repairs of STP was accorded **three times** as demanded by RVAOA to make it fully functional as one time measure. Thereafter, regular maintenance should have ensured defect free STP. Piecemeal demand of funds for rectification of STP at this stage is neither justified nor acceptable.
5. Other repairs / rectifications are still being done by AWHO after the expiry of DLP, as a goodwill gesture. In this connection, please refer to HQ AWHO letters No B/03020/Coimbatore/UC/Mon/AWHO dt 10 Oct 2022 and No B/03020/ Coimbatore/UC/ Tue/AWHO dt 15 Nov 2022.
6. All common amenities have been handed over to RVAOA in Mar 2021 in fully functional condition, to the complete satisfaction of RVAOA. Thereafter, it was to be maintained by RVAOA in a proper manner including preventive maintenance of various essential services.
7. You are requested to maintain the common amenities through AMCs/ other expert resources in the best interest of the allottees, instead of wasting valuable time in raising issues again and again to AWHO which arise purely due to unprofessional maintenance of assets by RVAOA.
8. For necessary action please.


Col
Offg Dir (Planning)
For Managing Director