

Casagrand Miro Owners Welfare Association (CGMOWA)
(Registration No SRG/Chennai south/452/2021)
Adhanur Road, Varadharajapuram, Mannivakkam, Kanchipuram District
Pin 600 048

Dear Miro owners,
Greetings to all.

I am happy to place before the members of “Miro owners welfare association” the annual report of our Association for the period from 15th August 2021 to 14th August 2022.

Organisational Status:-

The promoter M/s Casagrand Builder private Limited have maintained the CG Miro society as agreed upon on their own cost for an initial period of 6 months starting from 1st April 2021 to 30st Sep 2021. In the meantime we formed our Association and elected 31 core committee members. Each block elected their block representatives (core committee members) proportionate to the number of units. The core committee members in turn elected the Management committee (President-1, Vice-president-1, Secretary-1, Joint Secretaries-3 and Treasurer-1) through secret ballot.

The elected office bearers to our Association are as follows

Core committee members

1. Sushanta Baidya Roy (A307)
2. A. Pradeep Antony Raj (A403)
3. E. Prabhakaran (A411)
4. Jagathish (A107)
5. K. Sathish (B203)
6. P Ramkumar (B405)
7. T. Jeevanantham (C106)
8. N. Kasinath (C207)
9. Dr Nazeera Jaffar (C312)
10. S. Ansari Ameen (C408)
11. R. Rajkumar (D305)
12. R. Vedanayagi (D403)
13. K. Senthil (E101)
14. B Yuvarajan (E303)
15. Elizabeth Sharon Lucas (E403)
16. A. Ramakrishnan (F201)
17. S. Saravanan (F308)
18. R. Santhoshi Mangala (F401)
19. A. Charles (G212)
20. S. Sathiyamoorthy (G301)
21. M P Aarthi (G308)
22. K Abdul Kalam (G403)
23. L. kandasamy Raja (H102)
24. Sivaprakash (H4070)
25. P. Karthikeyan (J104)

26. S Rakesh (J3050)
27. R. Deepika (J406)
28. M. Sindhilnathan (K114)
29. R. Lalitha (K205)
30. G. Jayasivasankar (K310)
31. R. Lavanya (K408)

The above core committee members elected the following Management committee members

1. K. Abdul Kalam - President
2. Sivaprakash - Vice-President
3. S. Sathiyamoorthy - Secretary
4. T. Jeevanantham - Joint secretary
5. L. kandasamy Raja - Joint secretary
6. K. Sathish - joint secretary
7. Elizabeth Sharon Samuel – Treasurer.

The office bearers of MC took oath of office on 15-08-21.

There was initial organisational problem faced by MC due to the defiant attitude of the Secretary drifting away from the registered bye-law provisions and acting against the common interest of the society. MC in the meeting conducted on 28-12-21 has reprimanded the Secretary for the lapses and misconducts and resolved that the duties and powers of secretary shall be discharged by designated joint Secretaries. This was placed before CC meeting on 09-01-2022 and got the approval.

In the meantime we lost one of our active Joint Secretary L. Kandasamy Raja in grief stricken situation. We pray our rich tributes to the departed soul. The vacant Joint Secretary post due to the demise of L. kandasamy Raja was filled with Mr. Kasinath in the MC meeting held on 6th Feb 2022 and it was ratified in the CC virtual meeting held on 3-2-22. Hariharan was elected unanimously as the CC member (H Block representative) by the owners of H Block. R. Lavanya resigned as CC member (K block representative) due to health grounds and it was accepted. The post is lying vacant unfilled.

Society Registration:- The bye-law drafting committee consisting of Mr. N. Kasinath and Mr. A. Charles drafted the Association Bye-law duly approved by the CC and presented for registration before the Registrar of Societies Chennai South on 9th Sep 2021. We got our society duly registered with the bye-law under SL. No SRG/Chennai South/452/2021 on 08-10-2021. Mr.A. Ramakrishnan CC member helped in getting our society registered along with the bye-law. We express our sincere thanks to Mr. N. Kasinath, Mr A. Charles and Mr A. Ramakrishnan for their efforts.

Maintenance Charges :- The bidding process for the Facility management was started during the month of September 2021. Initial enquiry had been floated with 6 bidders out of which we had proceeded the further negotiation with first 3 bidders (Adaptio, Team Delta & GTS Facilities). In the next level we had disqualified the L3 vendor (GTS Facilities) from the process considering the high quoted amount. Based on the negotiation, we had finalized the L-1 vendor – Adaptio who had quoted 6.3 lacs per month which came around Rs 3 per sq.ft as maintenance cost. Considering the cost and disapproval

of many CC members we invited again 2 quotations from Arokk and Vipras (referred by CC). In the revised bidding process, Arokk facility Management stands at L-1 position with the final value of Rs 4.26 lacs (Exclusive of STP & WTP consumables) but during the document verification we found the license called "Pasara" submitted was fake and hence we disqualified Arokk. Then the MC decided to proceed with L2 vendor Vipras who quoted Rs 4.56 lacs (exclusive of STP and WTP consumables). After further negotiation VIPRAS agreed for the final quote of Rs 4,10,204 + GST @ 18% for the manpower cost (FM-1, Club house Supervisor -1, Multi technician 4, Housekeeping-11, Gardener-1, ASO-2 and Security guards-8)

We started maintaining our society from 1st Oct 2021. The estimated maintenance cost was arrived at Rs 9,30,000 (fixed cost 6,30,000 and variable cost of Rs 3,00,000) As per the opinion poll conducted through online google sheet for maintenance cost method (Flat - Rs 2422, Sq.ft Rs 2.50/sq.ft and Hybrid – Rs 2162 (Fixed) + 0.27/sq.ft on variable cost) , the response was Sq.ft – 105; Flat -78; and Hybrid-84 out of total 255 response. As none of the choice was above 50% for the consideration, we decided to collect the first month maintenance charge (Oct-21) under sq.ft method as a temporary stop-gap arrangement and later we circulated that that the method of calculation will be subject to the decision taken in the SGB as per the provisions in the Bye-law and that will be effective from Oct 21.

Accordingly, the SGB was convened with due notice given on 21-11-21 and the SGB was legally constituted with required quorum. In that SGB the estimated maintenance expenditure both fixed and variable cost and the method of maintenance cost was well explained to the members and with majority of the members acceptance only, we short listed the choice between Sq.ft and hybrid method and conducted the physical polling. The result was

Total no of votes – 172

Hybrid method – 116 (67.4%)

Sq. ft method – 56 (32.2%)

Accordingly, the polling result was announced in SGB and the maintenance cost collection through hybrid method was adopted. Apart from the maintenance charges as per hybrid method, we are collecting Rs 1000 as one time membership fees from the owners and Rs 300 from the tenants as nominal membership fee.

K Block and the Legal notice on maintenance charge collection :-

All the units started paying the maintenance charges based on the decision taken in the SGB on hybrid basis. But majority of the K block owners/tenants started paying in square feet method only, in total violation of the provisions in the bye-law and the SGB decision. In spite of several request and meetings with the defiant owners, they continued to pay the maintenance charges on square feet basis only. In the meantime, four owners from K Block viz. Mr. Pradeep Raju (K311), Mr. S. Prasanth (K201), Mr. S. Lakshminarayanan (K202) and Mr. D. Ashok Pushpakaran (K406) issued a legal notice against our association calling upon to collect the maintenance charges on sq. basis only and to resume the DG back up power supply on 12-4-2022. Our Association immediately responded to the legal notice and issued a strong fitting reply to the members engaging a lawyer.

Revenue generation to Association:-

Apart from the collection of maintenance charges, MC/CC started exploring various method of revenue generation to our Association. Accordingly we started collecting Rs 2000 for using the Multi-purpose hall, Rs 500 for AV room from among the members for using the facilities on first come first serve basis. M/s Jaya laundry has started operating his shop inside our Miro premises for a monthly rent of Rs 2000 w.e.f 8th Feb 2022. The water can vendor has started storing his water can inside our Miro premises for a monthly rent of Rs 1500 w.e.f 1st July 2022. Mr Periasamy, the car wash service provider has started paying Rs 2000 per month for using our infrastructure from 1st May 2022. Stall activities/Notice board display activities from various concerns/ organisations are encouraged within our premises for generating revenue on daily rental basis.

We have entered into a collaboration agreement with M/S Adonmo for the LED screen advertisements and static banner display for a rental of **Rs 29000** inclusive of electricity charges to the screen. The contract is for a period of 5 years w.e.f 12th May 2022. ACT, the broad band internet service provider has also entered into a Memorandum of Association agreement with us for using our premises for keeping the OLT and other terminals inside the campus (in the room below J Block) for a monthly rent of **Rs 9000** inclusive of electricity consumption charges to the equipment as per commercial rates plus four free Broadband Wifi connections. The contract is for 3 years w.e.f 2nd February 2022

Meanwhile, the Limited tender for running Super Market inside our Miro premises was floated calling bidding from among the owners of our Miro community. Mrs. Sasi Rekha of K-114 is the successful bidder and the contract is awarded to her to run the store for a period of 2 years for a monthly rent of Rs 19500 plus maintenance charges w.e.f 04-08-2022.

Limited tender for conducting dance class was floated. M/s BLACK KING DANCE STUDIO is the successful bidder. Zumba dance with various styles are offered for a monthly fees of Rs 800 per candidate with a 50% revenue share to our Association

Corpus Fund:-

Because of our persistent efforts we could collect the corpus fund from the CG management. The collection details are as follows

1. Rs 32,00, 000 (1st batch Received during the month of December 2021)
Second batch of cheques
2. Rs 24,75,000 (Cheque dated 28th Feb 2022)
3. Rs 26,00,000 (Cheque dated 09th March 2022)
4. Rs 26,00,000 (Cheque dated 17th March 2022)
5. Rs 26,00,000 (Cheque dated 12th April 2022)
6. Rs 27,25,000 (Cheque dated 21st April 2022)

Totally we received Rs 1,62,00,000 (Rupees One crore sixty two lakhs in two batches. We are yet to receive Rs 15,00,000 from the CG authorities for the remaining 32 disputed units. CG has promised to pay the balance amount once all the 32 units are made over to the owners. The fixed deposits made are as follows

- 1) Rs 32,00,000 (FD account opened in BOB on 01-02-22 for one year)
- 2) Rs 76,75,000 (FD account opened in BOB on 04-04-22 for one year)

- 3) Rs 53,25,000 (FD account opened in BOB on 30-04-22 for one year)

Cultural Events:-

- 1) The Independent Day celebration was celebrated in a grand manner in the path way below E Block on 15th Aug 2021 followed by the oath taking ceremony of elected office bearers of our Association. Cultural events were organised with the colourful participation of kids.
- 2) The New Year celebration was planned to conduct in a grand manner with collection of Rs 250 from each interested member but we could not do that due to covid-19 restrictions imposed by the Government of Tamilnadu. Anyhow we organised the event in the party hall on 31st December with active participation of our members along with their kids. There was colourful dance programme from all age groups and we really enjoyed the event.
- 3) The Pongal celebration was celebrated in the open common area near children's play area on 14th January 2022 in a grand manner. Cooking sweet pongal with the active participation of our women members was the highlight of the celebration. Large number of our Miro family members participated in the event and exchanged greetings among themselves.

Similarly, various cultural events like Holi celebration, Ramzan celebration, Rangoli competition, Carrom tournament, Republic day celebration, Kids day celebration were also conducted with enthusiastic participation of majority of our residents.

NBH App :-

We started collecting the maintenance charges once the Savings Bank account was opened in IDBI during the month of Nov 2021 and thereafter we opened a current account in Bank of Baroda during the month of Jan 2022. Maintenance fee was collected through BOB from the month of January 22 onwards. Once the NBH app was linked to BOB account, we uploaded the owners data in this app and started generating invoices for the maintenance charges through this App from the month of Feb 2022 onwards. Majority of the owners started paying their maintenance charges through this App. But still considerable number of owners/tenants is transferring the maintenance charges directly to the Bank account through IMPS/NEFT. This results in delay in proper accounting and mismatch of defaulters in payment. All the owners/tenants are requested to remit their invoices only through the NBH App and avoid mismatch of payment due.

STP/WTP maintenance:-

STP/WTP plant was made over to the Association by Casagrand Management without obtaining proper license such as CTE (consent to establish) and CTO (Consent to operate) from the Tamilnadu pollution control board. The lay out approval for the plants from the Government authority is also not made over to the Association. We started maintaining the plant from 1st October 2021. As the maintenance cost started escalating, we did some technical audit with the field experts. The technical audit report obtained from the experts revealed some serious lapses on the plant installation and maintenance. Plant installation

just below the dwelling units itself is a serious violation on the part of the builder. The Miro residents in general and the C block residents in particular are prone to serious health hazards such as inhaling poisonous gas emanating from the sewage treatment tanks just below the C Block, noise pollution and vibration. Another violation is the running of air exhaust duct through the C Block OTS area making the problem still worse. The technical audit report revealed that the builder has compromised very much on the installation and maintenance with inadequacies in running the STP plant thereby making our Association to make huge amount on maintaining the plant.

This we have addressed to the builder in the face to face meeting on 10th March 2022 and subsequently through email dated 10th April. As there was no response for our efforts, we sent a detailed letter through Registered post on 19-5-22. As usual there is no response for our letter also till date. The Association has to take further course of action in this connection to resolve this issue.

Swimming pool Maintenance :-

Another important issue faced by the Association is the swimming pool maintenance. The swimming pool was maintained by VIPRAS for a manpower cost of Rs 4500 per month with chemicals and consumables borne by the Association. As we felt the swimming pool maintenance was not up to the mark, MC with the approval of CC decided to call for competitive quotes (short notice tender) from the eminent vendors in the field for the operation and maintenance of the swimming pool. Accordingly IFM committee called for the quotes. Three quotes were received. The quotes were evaluated by the IFM committee. As per the evaluation M/S Aqua treat Construction was short listed as L-1 vendor and with further negotiation, the vendor agreed for a final quote of Rs 17995/- per month inclusive of GST along with chemicals. The vendor is doing the maintenance on daily basis w.e.f 1st July 2022.

Club house Fixed Asset :-

The Fixtures & Furnitures along with the electrical equipment are made over to the Association. But the Club house Building Fixed Asset along with the Swimming pool Fixed asset is not made over to the association with the plan approval details. Further the original documents relating to the CG Miro project is also not yet been made over to the Association by the CG authorities. CG has promised to the Association to make over the assets once all the disputed 32 units are settled.

Escalated EB cost and installation of Solar panel:-

After the covid-19 restrictions were relaxed by the Government of Tamilnadu from the month of January 22 onwards, we started using the club house facilities with extended working hours. This resulted in increased cost of EB charges. On an average the EB charges comes around Rs 3.6 lakhs per month for both commercial and domestic common connections. Association thought of reducing the EB charges through installing solar panels in the terrace. Initial enquiry alone is made with vendors. Further progress could not be made. The new office bearers to the Association will take up the case further and install solar panels and thus reduce the EB charges considerably in near future.

Financial position of our Association:-

Due to short fall in collection due to accumulated over dues from defaulters including the receivables from Casagrand for disputed units and the escalated maintenance charges and EB charge we are not in comfortable position to maintain the society with available fund in near future. Possible maintenance cost revision is imminent and it is left to the decision of the AGM and the next MC/CC team.

Felicitations:-

- 1) Association appreciates Mr. Senthilvasan and Sasirekha of K-114 for extending their help to the covid-19 patients in our Miro community during the pandemic period by supplying the groceries and vegetable at their door step.
- 2) Association appreciate the service extended by Karka Kasadara charity foundation headed by Shri Bala Anand of F-401 for distributing relief materials during the flood situation to the VIPRAS staff in our Miro community.
- 3) The voluntary service extended by Mr. Thomas (E210) tenant, J. Ramasamy (J103) and his Sons and Mr Thirugnanam (H-106) in training up the kids in Badminton, conducting tournament, awarding trophies and medals for the participants on their own cost is highly appreciable. Because of their service we could see kids are self-disciplined in following the Miro rules. Seeing the kids even below the age group of 5 in the lawns roaming with rackets and ball is really awesome.

Achievements of our Association during the period

1. Barbed wire fencing along the compound wall was provided by the CG authorities because of our consistent efforts considering safety to our Miro society.
2. The terrace leakage problem was taken up with CG and because of our continuous efforts, the terrace leakage work in A, H and J block are being attended to. Even then we are not satisfied with the current terrace repair work. We are insisting the CG management for fixing the weather proof tiles in the terrace which will be a lasting solution to the leakage issue.
3. We have successfully succeeded in pressurising the CG authorities in relocating the air blower motors from the STP room to the compound wall area thus reducing the huge noise and vibration to considerable extent.
4. We have successfully got the street lights (100 watts) installed along the stretch of Adhanur Road by both the Adhanur Panchayat and Varadharajapuram Panchayat office because of our persistent efforts.
5. Focus lights were installed along the compound wall facing A, B,C,D and E blocks to improve surveillance and security
6. Focus lights were installed in the OSR area around the shuttle cock court and the Basketball courts for the benefit of the players
7. CCTV camera was installed inside the Indoor games area
8. Three wall clocks are provided one each near club house entrance, inside GYM and in the crèche room.
9. Miro stickers for the four wheelers and two wheelers are provided with unique logo and mentioning the parking slot.
10. Various health camps, Covid-19 RT-PCR test camps, Covid-19 vaccination camps were conducted for the benefit of the owners/tenants.

11. Aadhaar camp was organized consecutively for two weeks on Sundays. Majority of the owners got benefited by this Aadhaar camp organised by Guduvancherry post office.
12. Sufficient number of traffic cones were purchased for the regulating the traffic inside the miro campus.
13. Face to face meetings were organised with the Local authorities (MLA, Panchayat President and Police authorities) for airing our grievances.
14. We have facilitated property tax assessment by arranging meeting with Panchayat President Varadarajapuram.
15. Garbage disposal was a challenging task for the Association with the previous vendor and there was inordinate delay in clearing the garbage collection. Now the Management committee has streamlined the garbage collection with a new vendor and it is a great achievement.

Pending tasks with Casagrand Builder Private Limited:-

- 1) Roof correction work is heavily delayed and falling short of commitments. Out of 32 units identified for roof correction, only 5 units were attended and the work has been in progress for more than 4 months. The work on remaining 27 units has not yet started. The building materials lying around the path way for months together are posing a serious problem for the vehicles while negotiating a turn and it is obstructing the path way.
- 2) Maintenance due payment has been received upto December 21 only for 21 units whereas the disputed units as communicated by CG was 32 units. As on July 22, the outstanding dues from CG are around Rs. 4 lakhs.
- 3) Property tax assessment for the common facilities such as Club house, STP/WTP and swimming pool etc. is yet to be assessed by the Panchayat. CG has not taken any initiative on that.
- 4) The license certificate on CTE/CTO from TNPCB for the operation of STP is still not shared to our Association by CG.
- 5) The shortcomings on installation of STP/WTP are still not addressed by CG.
- 6) The snag points while taking over the assets from CG is still pending unresolved. This includes the UF Back wash pump in STP returned unserved by the vendor due to non-settlement of bills by CG

Let us move forward with a united approach and run the association with utmost satisfaction of all the residents in the Casagrand Miro complex.

Thank you all.

For and on behalf of Management Committee
Casagrand Miro Owners Welfare Association

(President)

Date :-