



Central Park 2 Residents Welfare Association

Registered under The Societies Registration Act, 1860

www.cp2rwa.org

Mr. Amarjit Bakshi, CEO & Board Member
Sweta Estates Pvt. Ltd. & Central Park Estate Pvt. Ltd
3rd Floor, Tower D, Global Business Park,
MG Road, Gurgaon-122002

15th Jan 2011

Sub: REPEAT - Urgent Issues regarding Central Park 2

Dear Sir

Please refer to our letter dated 3rd Jan 2011 with subject as ***"Urgent issues regarding Central Park 2"*** which Vice President Mr. Vineet Nanda has acknowledged as having received.

We regret to inform that despite the matter being so urgent and the issues raised being critical for all owners of apartments, your company has failed to respond to our letter.

Majority of the flat owners have made several representations either individually or under the aegis of our RWA complaining of irregularities and the unjustified escalation charges they are being forced to pay. Instead of making amends, your company officials continue to turn a blind eye to problems faced by flat owners and are acting in a high-handed fashion. The most notable example of such harassment is evident from the illegal and unjustified condition that any person demanding possession has to first sign an Affidavit confirming that there are no pending issues and that they are fully satisfied. You are aware that this is far from the truth and the complex is only habitable in parts with the presence of the labour and machines, which are both dangerous and unsafe, in all parts of the site.

Accordingly, we the RWA, hereby request you to immediately withdraw the escalation demand and instruct your staff not to force residents to execute the illegal Affidavit or similar documents as a precondition to grant of possession but instead focus their energies in completing the complex for possession as per agreed specifications. These demands are of course without prejudice to our individual and collective rights to pursue claims that we may have in law or otherwise and nothing herein shall be construed as waiver thereof. This also applies to those apartment Owners who have already signed such illegal Affidavit and paid escalation charges under duress.

We request you to urgently respond to our previous letter so that all the matters highlighted therein can be resolved amicably and immediately.

Yours Truly,
For Central Park 2 Residents Welfare Association

Sd/-

On behalf of all the members
(Authorized Signatory)

Email: mail@cp2rwa.org

Copy To: a. Customer Relations Manager, Central Park 2
b. CEO & Managing Director, Sweta Estates Pvt. Ltd.
c. Vice President, Sweta Estates Pvt. Ltd.
d. All members of CP2 RWA
e. Apartment Owners of Central Park 2 project.

Sent Via email and registered / speed post.

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