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# Central Park 2 Residents Welfare Association

*Registered under The Societies Registration Act, 1860*

## **Minutes of the Extra Ordinary General Body Meeting (EOGM) of the Central Park 2 Resident's Welfare Association**

An Extra Ordinary General Body Meeting of CP2RWA was held on 6<sup>th</sup> of February 2011 at South Patio Club in South City II.

The meeting started with the Joint Secretary of CP2RWA introducing the Members of the Managing Committee and informing the attendees the details of resolutions passed and decisions taken in the earlier meetings. He also explained what actions the CP2RWA has taken during the short period of 2 months it has been in existence. A pamphlet was distributed giving the key issues the residents have with the builder and also the steps taken by the CP2RWA to resolve these issues.

It was decided to increase the size of the Management Committee. Three new members – Mr. Vidhu Goel, Mr. Umesh Gupta and Mr. Tarun Bhalla were unanimously co-opted as members of the Management Committee.

Mr. Tarun Bhalla explained the legal issues and the legal position of the Residents Vis -a -Vis various grievances like:

- Charging of escalation,
- Major changes in layout plans from what was originally promised,
- No Clubhouse on ground floor,
- Permanent wall around Towers 1 to 9,
- Missing Swimming Pool in front of Towers 7 to 9,
- Blocked (No) access to Central Vista and Peripheral Road,
- No Primary School/Nursery/Crèche/EWS Dwelling Units and
- Conversion of Common Areas under stilts on ground floor into Townhouses and Villas etc.

In view of the total ignorance by the builder of the grievances of the residents and refusal to either acknowledge our communications like E mails and Registered Letters or to reply to them, it was resolved unanimously, if need be, to explore all legal options as a last resort.

The residents were informed that a complaint to the Department of Town & Country Planning of Govt. of Haryana elicited a prompt response and a meeting at the Office of the State Town Planner (STP) with the builder has been arranged for 15<sup>th</sup> Feb. 2011.

An overwhelming response was received in this meeting from the residents wanting to become the Members of CP2RWA. The residents very actively participated in the ensuing discussions and voiced their concern about various other matters like:

- Super Area vs. Carpet Area Calculations
- Quality of Construction being much inferior than originally shown in the sample apartment 402A on 2<sup>nd</sup> floor in Tower 4.
- Increase in Stamp Duty to be paid due to increase in Circle Rates because of delayed construction and late deliverance of the Apartments by the Builder.
- Continuing Seepage in Towers 3 & 4.

All members agreed that they wished to make Central Park 2 a better place to live in. They also unanimously supported the RWA in taking necessary action to ensure that all amenities as originally promised by the builder should be made available to the Apartment Owners.