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Central Park 2 Residents Welfare Association

Registered under The Societies Registration Act, 1860

Minutes of Extra Ordinary General Meeting held on 27 March 2011 at 10:30 am

The Extra Ordinary General Meeting started with a welcome to all members and a brief introduction to the RWA and its Management Committee members. Mr. ML Ahuja, President, Mr. MK Agarwal, Vice President, Mr. SK Chhabra, General Secretary, Mr. Raman Malhotra, Treasurer, Mr. Anil Sharma, Joint Secretary, Mr. Umesh Gupta, Mr. Sanjay Jindal, Mr. Tarun Bhalla and Mr. Vidhu Goel members of the Management Committee were introduced to all the members. Following this, discussions were held between members and the Management Committee about the following:

a. Various discussions held with CP2 builder and the meeting with STP (Gurgaon), o/o Director General Town and Country Planning, Haryana. Members were informed that while promises have been made to resolve many issues including Swimming Pool, Clubhouse, Removal of Boundary Wall etc., the builder has not given any commitments or deadlines in writing. Most members expressed relief that some progress had been made, at the same time pointed that even in past most of the written promises made by the Builder in all previous newsletters and brochures have not been kept.

b. Members were informed that CP2 builder, in the meetings held with CP2RWA representatives, has clearly refused to compensate residents for any financial losses due to delay in construction or to refund escalation charges etc.

c. In view of the above, members' guidance was sought on steps to be taken. Majority of members expressed their view that a lawsuit should immediately be filed against the builder for financial losses. They also wanted a court case filed against the builder (in case the builder did not keep his promises), to prevent changes to layout and to ensure that all promised facilities were delivered.

d. In view of the above, RWA Management Committee informed members that the CP2RWA would proceed to file a lawsuit for financial losses immediately. Members were informed that a claim of financial losses between approximately Rs. 10 to 30 lacs per apartment would be filed. An amount of Rs. 15000 per apartment was to be given by members towards legal charges, if paid by 15 April 2011. Those paying after 15th April 2011 will be required to pay Rs. 20000. A separate bank account has been opened to deposit all funds collected for legal purposes. Any balance in the account after the litigation would be refunded to members. Members were asked to give a cheque of Rs. 15000 in favor of "**CP2RWA - Legal Account**" and many members made the payments during the meeting itself.

e. Members also suggested that the Press committee of the RWA should start highlighting the poor quality of construction and excessive delays etc. in the media. The RWA Mgt Committee informed members that the RWA Press Committee is ready and action would be initiated if the builder did not start delivering on their promises immediately.

f. Many members expressed concern that they would have to live in between all the construction work for many years to come. Members also wanted a refund of PLC charges as the Central Garden (Vista) would not be ready for several years due to delay in construction by the Builder.

The meeting ended with members expressing their satisfaction at the work being done by the RWA Management Committee members.

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