

ALPINE ECO APARTMENT OWNERS WELFARE ASSOCIATION

[Regn No. SOR/BLU/DR/27/2009-10]

Survey # 13, Doddanekkundi Vil. Krishnarajapuram Hobli, Marahathalli ORR, Bangalore - 37

15th June, 2012

Mr S A Kabeer

Managing Director

Alpine Housing Development Corporation Limited,

002, Alpine Arch, 10, Langford Road,

Bangalore - 560 027

Karnataka, India

SUB: Incomplete Work and Sub-Standard Deliveries by Developer & Builder at Alpine Eco

Dear Mr Kabeer,

This written complaint is based on non-adherence to Building Standards as much as it is based on your much publicised Mission Statement:

'Property development & construction is our core business and is really close to our heart. Which is why, right from the selection of location, to planning and execution, we keep up to the expectations of the customers, and ensure that we always deliver more than what is promised.'

Please clarify the points why you purposefully then delivered poor quality construction and facilities despite being fully aware as a licensed business house of the rules and regulations set clearly by the Government of Karnataka in your line of work.

- 1) Fire Safety Features for High Rise Buildings: As a prominent Real Estate Developer you are fully aware of the strict rules and regulations set by the State Government of Karnataka and you also know that buildings that do not comply with the safety features will face severe action. Please provide us in writing the measures you have taken for Alpine Eco in meeting those standards set by the Fire Services and provide all necessary clearance documents to the Association from the Authorities. And that you will take responsibility of the consequence of the Fire Department's scheduled notice (dated 25th May, 2012) of inspection that has been communicated to you and is well within your knowledge.
- 2) BWSSB Deposit and Connection: From all owners of Alpine Eco as per the Agreement of Sale you have collected money for the Sewage and Water connection to the apartment. For procuring the NOC you have only paid a deposit of Rs 11,60,000.00p so far, and BWSSB clearly mentions that the rest of the money will be paid by you at the time of sanction of the connection. We ask you to follow up and complete the necessary formalities with the Authorities and keep us duly informed of the progress. We must get the connection and pipe laying work completed before 1st September 2012.
- 3) Rain Water Harvesting & Bore-wells: Please show us the layout plan for the rain water harvesting that has been done as per the norm and the law. Since this is a compliance issue, please produce the certified copy from the authorities that our complex has adequate RWH pits as is required to adhere. Kindly inform us also of the number and location of bore-wells in a layout plan with the depth of each of these bore-wells that you made available within Alpine Eco.

ALPINE ECO APARTMENT OWNERS WELFARE ASSOCIATION



15/6/2012

ALPINE ECO APARTMENT OWNERS WELFARE ASSOCIATION

[Regn No. SOR/BLU/DR/27/2009-10]

Survey # 13, Doddanekkurdi Vil. Krishnarajapuram Hobli, Marahathalli ORR, Bangalore - 37

- 4) **Water Treatment Plant:** The machinery supplied and the capacity of the filtration unit especially, the Sand Filter, pumps and pipelines are of lesser capacity as indicated by an expert in water treatment and management who studied and reported. How do then say you 'keep up to customer expectation'?
- 5) **Sewage Treatment Plant:** While detailed methodology and regulation has been set up by KSPCB, you have knowingly delivered an under capacity plant of anaerobic in nature. The storm drains instead of collecting rain water in recharging pits are flowing into the STP as you have conveniently applied your cost saving methods. Please correct the same before the current monsoon period to meet the applied standards. And further modify our STP unit in to good working condition where our discharge of treated water to the 'natural valley' meets PCB's prescribed standards with guidance from the right expertise working closely with KSPCB, Dr Ananth Kadavasal.
- 6) **Addition of 100 Additional Apartments:** Deviating from the original sanction plan (Occupancy Certificate dated 7th January, 2009), you have added 100 unsanctioned apartments within our premises post that date. This clearly means that the undivided land share or the super built up area as documented in our Sale Deed of each individual apartment has diminished while you have overcharged us knowingly. From the Association, we inform you that with immediate effect, all the rent collection that you make for those uncertified apartments will henceforth be paid in full to the Association till you regularise it with the Authorities, hand over the required clearance papers and return us the excess you have charged from us all!

The list of deficient items falls under your responsibility to be rectified by you at the earliest and without any further delay. We submit this letter and expect you to immediately take all necessary corrective measures that make this Apartment complex safe for its dwellers and complying with the building norms and laws. The soonest you realise that all this has to be done the better it is for you and your business.

We look forward to your prompt action and positive response that includes a comprehensive rectification plan by Wednesday, the 20th of June, 2012, or else we will be compelled to take the recourse of a strong consumer complaint in the Court of Law.

Thanking you.

Regards,
(On Behalf of Owners of Alpine Eco)



ALPINE ECO APARTMENT OWNERS WELFARE ASSOCIATION