



SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION
12-A Ahimsa Khand, Indirapuram, Ghaziabad 201014 (Regd. 244/2008-09)

Date: December 19, 2011

Jaipuria Infrastructure Development Pvt. Ltd.
S-25 Main Market
Green Park
New Delhi- 110 016.

Kind Attn : Mr. S.K. Jaipuria

Sub: Reminder for Taking Action on Unsafe Lift installation and Frequent Lift problem Amounting Risking the life of Residents in Sunrise Green, Indirapuram, Ghaziabad

Dear Sir

In reference to the letter dt. 23rd Aug,11 and 25th Nov 2011 on the same subject we are sorry to say that no serious action has been taken from your part to make the lift operation safe and smooth. We already mentioned that there is a gross negligence towards installation and maintenance of lifts which has resulted into frequent breakdown and mal functioning of most of the lifts in all blocks. Today there are 11 (eleven) lifts are out of order in different blocks including both the lifts in E- Block where the people had to go through the stairs that adds the serious hardship to the residents of this block in particular. People are getting trap into the lifts very frequently. The malfunctioning and frequent breakdown of lifts is increasing the risk of life of the residents in-spite-of the fact that all the residents are paying the full amount as per your demand towards maintenance and in addition you had taken advance CAM Charges from more than 60% residents ranging from Rs.15000 (fifteen thousand) to 50000(fifty thousand) forcefully at the time of possession in addition to IFMS charges. We surprised to note that you are only interested to collect the money in the plea of maintenance and disowning your responsibility of maintaining the common assets of the residential complex including lifts as per the norms and appropriate

for SUNRISE GREEN RWA.

President

manner . That's way did you response neither earlier letters nor do we find any serious effort from your side to resolve these problems. Considering the safety of the life of residents we are requesting you please address the following issues immediately to safeguard the life of the residents.

1. To rectify all the deficiencies in all lifts immediately to make the lift operation safe and smooth.
2. To share the Lift Safety Report from the competent authority or OTIS (the Original Equipment Manufacturer) of all installed lifts immediately.
3. To ensure the lift maintenance will be done by OTIS only

We are sorry to refer again to the findings of the learned D.M. Ghaziabad that the Sunrise green project suffers from completion even though it has been awarded the 'Completion Certificate'. The D.M in his order directed action against the GDA officials responsible for the incomplete status of the building but no action has been taken so far.


In the given circumstances we are forced to remind you of your undertaking to GDA to install and maintain all the common assets in the appropriate manner which is being carried out by neither you nor being monitored by GDA in-spite-of repeated letters and meetings.

Hope you will take this matter seriously this time. Failing to rectify the lift problem this time within 24 hours, we will presume that you are putting the residents' life in risk deliberately and in that situation we do not have any other option but to take proper action against this act.

Thanking you

With regards

For SUNRISE GREEN RWA


Goutam De **President**
President, SGRWA

CC: District Magistrate, Ghaziabad
SSP, Ghaziabad