

Commencement of Prepaid Maintenance

To,
All Owners of Apartments in Aparna Kanopy
Tulip E & F Blocks

Dear Sir/Madam,

1. . This is to inform that the two year prepaid maintenance services of Aparna kanopy Tulip E&F blocks will commence with effect from 01-05-2019. APMS aims to develop Tulip as a Harmonious Model Gated Community **and** we seek your unstinted cooperation and support in making it possible.

2. All are requested to note that **Aparna Kanopy Tulip** is meant and approved for Residential purpose only. Any kind of Commercial or Business activity like Service apartments, Guest Houses, Beauty Parlors, Crèche's etc. is illegal and thereby strictly prohibited.

3. The Scope of the Maintenance Services is as follows.

- Security Services.
- Housekeeping of All Common Areas.
- Daily Collection and Disposal of Garbage.
- Water Supply & Distribution including Metro Water and Operation and Maintenance of Pumps including Spares and Consumables. Water charges including for water tankers to be borne by residents equally.
- Attending to Plumbing Complaints.
- Attending to Electrical Complaints.
- Operation and Maintenance of Prepaid Reticulated Gas Supply System.
- Electricity Charges for common amenities, utilities and services (ClubHouse excluded).
- Lighting of Common Areas including Bulbs, Tubes and Fittings.
- Landscaping including Fertilizers, Pesticides and Replacement of dead plants.
- Operation and Maintenance of Water Softening Plant including Spares and Consumables.
- Operation and Maintenance of Sewerage Treatment Plant including Spares and Consumables.
- Operation and Maintenance of DG Sets including Spares, Consumables and Wheeling Charges. Expenses for Diesel Oil for the DG Power units consumed in Apartments to be borne by the Individual Residents.
- Maintenance of --- Passenger Lifts including Spares and Consumables.

- Operation and Maintenance of Electrical Transformers, Switch gear Panels, MV Panels, and Common supply Panels, Lighting Panels and Cable Network including Spares and Consumables.
- Maintenance of Solar Fencing including Spares and Consumables.
- Testing and Maintenance of Fire Fighting System including Pumps & Motors, Fire extinguishers and Fire Hydrants. Spares and Consumables included.
- Periodical Fogging of the premises including chemicals.
- Pest Control in Common Areas.

4. Aparna Complex Software is installed for the convenience of the Residents. Aparna Complex.com is an online secure portal which can be used by residents for communicating with other Residents via notice board and forums, view their dues and payments and log their complaints in an online helpdesk system. The system also integrates with SMS and Email providing Residents alerts and notices.

5. Please note that the cost of Maintenance of Club House is not within the Scope of Prepaid Maintenance Charges paid by you. Accordingly the tariff for availing the Club House Facilities as fixed by Society will have to be borne by residents.

6. Cooking in the Common Areas for House Warming and any other function is not permitted in view of fire safety, cleanliness and hygiene of the premises. Also e n t r y of animals like cows & goats inside the premises in connection with House Warming Ceremonies or for any other reason is not permitted.

7. In the event of letting out the apartment to tenants, please give prior intimation about the same to us with details of the tenant for security purpose. Please note that the apartment should not be let for commercial or business use as mentioned in point 2 above.

8. Please feel free to contact Mr. Naresh Engineer-Facilities incase of any assistance on mail id kanopypms@apmspl.com and/or mobile number 96523 58989.

Hearty Welcome to Aparna Kanopy Tulip and wishing you a Happy Living

Thanks & Regards

R. Ramakrishna.

Vice President – Operations

APMSPL