To,

The Secretary/Chairman,

VCHSL, Kalamboli,

**Sub: Modification in draft MoM dated 19.06.2022 and its Annexure-reg**

Please refer the draft MoM dated 19.06.2022, in relation to SGBM and its relevant paras thereunder.

2.I wish to inform that I have been part of an Open Survey taken up by 69 society members. The said survey sought ascertaining priority of works proposed and the length of collection period.

3.Though, majority wanted the collection period to be longer as also reflected by survey outcome [roll on modality with highest %] but considering the cost escalation, the maximum period has been agreed upon to capped at 3 years by SGBM.

4.I wish to remind further that “Deciding Priority of work was not finalized” in SGBM and the open survey again comes handy in finalizing the same. The result of the said open survey under **immediately required** option has following result.

|  |  |  |
| --- | --- | --- |
| Sr. No. | Item of work | Priority |
| 1 | Terrace Water Proofing | 42% |
| 2 | Plumbing Work | 40.6% |
| 3 | Plaster Repairing work | 37.7% |
| 4 | Misc. Patch, Parking area, Kids Play area under repair | 34.8% |
| 5 | Other Civil Work: | 17.4% |
| 6 | Interior Stairs area painting | 15.9% |
| 7 | Interior Common Area Painting | 15.9% |
| 8 | Ground floor Painting | 13% |
| 9 | Iron Frame for Dish | 11.6% |
| 10 | Exterior Painting | 10.1% |

5. Obviously, painting work comes as the least priority item, the same may be taken up by the end of 3 year roll on. It is thus, requested to reflect the priority of work under relevant para of the said SGBM in accordance with the mass sentiments.

6. It is pretty difficult to understand the MoM vis-à-vis Annexures provided. Proposed collection of 1.56 Cr has not been reflected against item of work in Annexure C. And, it is felt that the following annexures (in same order), may be made part of MoM for everyone to understand

* Annexure A: Scope of work & Quotes Received from Consultant
* Annexure B: Scope of Work identified by MC themselves if any
* Annexure C: Items of work dropped in SGBM
* Annexure D: Items of Works shortlisted in SGBM with tentative costs, adding GST and factoring variations (+/-)
* Annexure E: Proposed Total collection and monthly workout Sqft basis.

7. Same terminology for item of work should be ensured throughout the communication reference document being the Quotes received from the Consultant. For instance, **the Additional Painting Work** in Annexure A gives confusing impression. Also, the clubbing of work items in segment A of Annexure C is also no less confusing.

8. Accordingly, it is requested to make suitable changes in the draft MoM, as pointed out, in the larger interest.

Sincerely,

(Name: )

Flat No…..

Encl: The survey Outcome in Pie Chart.