



E1 VASANT KUNJ RESIDENT WELFARE ASSOCIATION

Reg. No:
S/ND/24/2020

Reg. Office: RWA Office, DDA Flats,
Pocket 1, Sector E, Vasant Kunj,
New Delhi - 110070

Email: rwae1vasantkunj@gmail.com

Website: rwae1vasantkunj.com

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TREASURER
RAMESH CHANDER (M) 9868885312

E1VKRWA/2023-24/COMMUNICATION/038

Date: January 30, 2024

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RENU BHARDWAJ
(M) 9990002368

By Hand/Speed Post

To,

Chief Engineer
Delhi Development Authority (DDA)
Southern Division Project-IV,
Shahpur Jatt, New Delhi

Subject: Request for Support in Recovering Dues from Non-Paying Residents/Owners of DDA Flats, Sector E-1, Vasant Kunj, New Delhi-110070 (Society).

Dear Sir,

I hope this letter finds you well. We, E1 Vasant Kunj Residents Welfare Association (RWA), write to bring to your attention a pressing matter faced by us in the maintenance of our Society and to seek your support in addressing this critical issue that our Society is currently facing.

The DDA Housing scheme brochure 2019 for our Society requires RWA to shoulder responsibility for day to day maintenance of several services.

A number of services like Security, sanitation etc stand handed over by DDA to the RWA. The DDA has stopped payment in respect of the Lifts AMCs and Electricity charges for lifts and common areas also. This has resulted in the transfer of several maintenance responsibilities onto the RWA.

However, to effectively work for the betterment of the residents/owners by maintaining the facilities and ensuring the upkeep of the society, RWA require funds.

Various statutory rules and regulations empower the RWA to levy and charge maintenance fees from the residents/owners, and all the residents/owners are also duty bound to pay these periodic maintenance fees timely, which are an RWA's principal source of funding.

Unfortunately, in our Society only around 70% of the residents/owners willingly contribute to the maintenance funds, leading to a significant shortfall. This has resulted in challenges in maintaining the society to the satisfaction of our regular paying residents/owners.

The remaining 30% of residents/owners do not pay their dues, causing frustration among the regularly paying residents/owners. As a result, regularly paying residents/owners have also now started threatening to withhold their payments in protest. If this situation escalates, the society's ability to function will be severely compromised and even life threatening for regularly paying residents/owners living in high-rise towers of the society who use and rely entirely on lifts.

There are several cases occurring in Delhi NCR itself where people getting trapped in lifts or even succumbed to injuries caused due to absence of proper maintenance and malfunctioning of lift. Hence ensuring safety and security of lifts/escalators in multi-storey buildings is very essential. The government has also mandated AMC (Annual Maintenance Contract) of lifts from a qualified-licensed elevator Service provider. In our society as well, AMC has been done for lifts, however, the defaulters living in high rise towers of the society are not even paying for this as well.



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If the residents/owners do not fulfill their contribution obligations, then the RWA will not be able to adequately maintain the lifts, this in turn, poses a potential risk of undesirable incidents.

Therefore, in an effort to address the above issues, we have begun implementing certain measures and are planning additional actions with the support of our regularly paying residents/owners. However, RWA Executive Members are now facing threats of frivolous police complaint and other dire consequences from non-paying residents/owners who are unwilling to contribute but expect to enjoy the society's services without payment.

In view of the above, we kindly request your support in the following ways:

1. Support RWA's Efforts: We request your endorsement and support for the measures we are implementing to recover dues from non-paying residents/owners within our society. A pivotal step in this endeavour involves the implementation of a lift access control system across all the lifts within the society. This strategic measure ensures that only regularly paying residents/owners have access to the lifts, thereby aiding in the recovery of overdue payments. Currently, this system has been piloted in 7 lifts out of the total 24 lifts within the Society. This initial implementation has proven successful in compelling non-paying residents/owners to settle their dues. Your acknowledgment and encouragement of these efforts will strengthen our position and ability to resolve this matter effectively.

2. Communication to SHO, Vasant Kunj Police Station: We kindly ask you to write to the SHO of Vasant Kunj Police Station, requesting their cooperation in supporting the RWA's efforts to recover dues and to urge and clarify them that any complaints from non-paying residents/owners shall not be entertained by the police. Instead, we seek the police's support in facilitating the resolution of the outstanding dues.

3. Send Legal Notices: We urge you to send legal notices to non-paying residents/owners, mandating timely payment from them.

Your assistance in this matter is crucial for maintaining the harmony and functionality of our society. We believe that with your support, we can effectively address this issue and ensure the well-being of all residents.

Thank you for your attention and understanding.

Sincerely,

LS Yadav
President

Copy to:

1. Chief Engineer, Delhi Development Authority (DDA), Southern Division Project-IV, Shahpur Jatt, New Delhi
2. SHO, Vasant Kunj Police Station
3. Dy Commissioner, MCD, Najafgarh Zone, Najafgarh, Delhi