

SSM BUILDERS & PROMOTERS

SSM Nagar (Adjacent to SSM School), Puthur Road, Alapakkam,
New Perungalathur, Chennai - 600 063.

Phone : 044 - 22792082, 22792083 & 22792092
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K.SANTHANAM, M.A., M.Ed.,
MANAGING PARTNER

Date:09.01.2020.....

To,
The Flat/Shop Owners
SSM Nagar
Alapakkam, New Perungalathur
Chennai 600 063

Sir / Madam,

Sub: Notice of permanent withdrawal of Maintenance Arrangement – Reg.

So far 1946 flats have been handed over to the respective Flat / Shop Owners. The Builder having undertaken the maintenance of the Nagar since December 2017, has demanded maintenance charges as per terms of Maintenance Agreement only with effect from October 2018 after free service of 10 months.

As on date, the total arrear of maintenance charges to be paid by different owners is Rs.2,73,05,327/- (Rupees Two Crores Seventy Three Lakhs Five Thousand Three Hundred and Twenty Seven Only). For the kind information of all the residents, the entire maintenance charges arrear list for this said amount is appended for ready reference. All our sincere efforts to collect the arrears had gone in vain. In spite of all the odds, the Builder, on humanitarian decency was continuing the maintenance of Nagar, till date.

Not alone the maintenance was continued, everyday some improvement was being carried out beyond the terms of the Maintenance Agreement. Because of the indifference of many of the Flat/Shop owners in not paying the maintenance charges, in full, all our dreams got shattered. Even the God fearing honest Flat/Shop owners will be put into enormous mental agony and torture forthwith. Also, this situation will kill the prospects of property appreciation for every Flat/Shop owner in the Nagar. God alone should save the Nagar.

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Date:

As per the terms of contract, we are bound to maintain SSM Nagar only on payment of Maintenance Charges by every Flat/Shop owner without default before 10th of every month. Keeping such a huge amount in default, we express our total inability to continue the maintenance of SSM Nagar. If all the arrear amount is settled in full before 31.01.2020, we will be in a position to continue with the maintenance service as per the terms of contract. We emphatically record here, for our legal protection that the disconnection of total maintenance service will be, i.e including water supply and all sewage services from 12:00 midnight of 31.01.2020. If the defaulters are few in numbers, we can resort to legal remedy to recover the amount from them without causing inconvenience to the regular payers of maintenance charges.

The total demand of maintenance charges till date is Rs.7,29,63,253/-. The defaulter's amount alone works out to 37.07%. At any stretch of imagination, we will not be in a position to continue the maintenance service for SSM Nagar from 01.02.2020.

Absolutely we have no objection in 2/3rd of the Residents of the Nagar to join together, takeover the maintenance from 01.02.2020, after payment of the overdue amount of Rs. 2,73,05,327/-, the arrear amount. Such maintenance handing over can be on a smooth modality if such 2/3rd of the owners of the Nagar take up the responsibility and device suitable and workable bylaw and rules & regulations for running the maintenance service.

With all these points, every Flat/Shop owner shall register emphatically that either the maintenance charges be paid without default every month for us to undertake the responsibility or the residents take over the maintenance and we shall relinquish all our responsibility in this regard.

Let wisdom prevail upon the minds of the Residents, both severally and collectively.



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[Maintenance Charges Arrear List](#)