

Please find MC comments in BLUE.

Attached [here](#) is the document (Mist Valley Handover Document - Part 1) which will be presented during the sign off.

Below is the email from Concorde and response from MC

Dear Association members,

In continuation to the below mail and our several discussions, we would like to convey that the formal handover process is still due even after several assurance from many months. Management had declared to withdraw all paid services from 1st October 2022 but again decided to resume till Dec 2022 with the assurance of taking the handover by Jan 2023. While we appreciate all the effort of Association in moving forward for the handover but the documentation still stands due however the handover is deemed as per our preliminarily MOU. We need to understand the fact that few of the concerns will take its own time and presence of Association will help us close it faster. Concorde is committed to close those concerns and stands by all of you.

MC: To make it clear, the handover discussion was only for the infrastructure work as part of Phase 1 that you are completing phase-wise. We additionally already deployed 2 gardeners with tools and a facility manager at the site. So that when you start working on the Parks in Phase 2 we are ready with those to take over as well. This is in line with our discussion with Mr. Ajaz and others in Nov 2021. Also, as you agreed to the attached handover documentation (Mist Valley Handover Document - Part 1), please confirm your availability to review the pending work and sign the handover on either 11th March or 25th March.

We also understand the teething issues faced by the Association and thus Concorde would like to extend the maintenance charge for unsold units for two quarters (Except the CA area, common amenities area and the plots which have scrapped due to boundary issues) at the rate fixed by the association.

MC: Thank you for extending 2 quarters of support. The Association Bank account details as below. Please confirm the plot nos and Sqft that you will be paying us for so that this gets formalised against them.

Account name : Concorde Mist Valley Owners Association

Account number : 201008806780

Bank : IndusInd Bank

IFSC code : INDB0000229

Branch name : Jakkasandra

Account Type : Current Account

For future, Concorde needs to support maintenance for all unsold / unidentified plots until the same are sold. Also Concorde to pay for maintenance for commercial areas under Concorde possession until that is sold. We can discuss the same during our meeting. However this will not stop us from going ahead with the signature of the first phase handover documentation. Please understand if we are jointly able to maintain the site, it will add weightage and it will increase the value of the plots that even Concorde owns.

The security bills are pending from Jan 2023 and they are on verge of disrupting the services from 1st March 2023. You are at your liberty to decide on the continuation of their services by making the payment or discontinue and finalize with any other security agency. In any case we are in opinion to transfer the maintenance amount as indicated above for you to the settle the bill with them.

MC: Security services currently are deployed by Concorde, we (Mist Valley Owners Association) have no contract with them to pay or retain. We will decide vendors as per our process and deploy when we are convinced it is suitable. Even if we deploy security, association contracted security will not be responsible to manage the concorde owned / not handed over infrastructure at the site which includes the Electricity pole/ STP related materials etc. **The open Boundary walls remain a concern for us. Please refer to the attached file (CMV-Compound Wall Open Areas) for the number of openings and the length of each. Also, [here](#) are the pics.** It is difficult for us to deploy security in the current condition. We would need to have gates put and entry manned. We will discuss and agree the best approach.

We also need to discuss on our expenditures for other maintenance activities like gardening, weed cutting, electricity etc. from 1st Jan 2023.

MC: You may already know that we have deployed our gardeners for weed cutting maintenance and Facility manager at the site starting from 1st Jan 2023. For the remaining agree we can speak when we meet.

Hope to arrive at an amicable solution to take this motivation forward. Mr. Patil will be one point contact for any help / clarification at site.

MC: We will contact Mr. Patil for further communication. Also, we have other open things to be tested like water lines, completion timeline of STP, Electricity, Clubhouse and other amenities pending as per the Sale agreement. We will discuss in the meeting. Request Mr. Patil to confirm his availability on 11th March or 25th March Saturday at CMV.