

From,
Mist Valley Owners Association(R)
Concorde Mist Valley Project,
Hosur Taluk, Krishnagiri District,
Tamil Nadu.

Date:

To,
Ms. Concorde Housing Corporation Limited
No. 46, 1st Main, J. P. Nagar 3rd Phase,
Bangalore - 560065

Place:

Subject: Request for Handover and Transfer of maintenance of identified Roads (details mentioned below in **Section 1** at Concorde Mist Valley situated at Kothapalli, Eachangur and Chokkanathapuram Villages, Hosur Taluk, Krishnagiri District, Tamil Nadu.

Ms. Concorde Housing Corporation Limited has been maintaining the entire layout at Concorde Mist Valley situated at Kothapalli, Eachangur and Chokkanathapuram Villages, Hosur Taluk, Krishnagiri District, Tamil Nadu since the date of its formation. The roads were re-constructed along with cleaning of shrubs and bushes in the entire layout, refurbishment of front gate, in May 2022 as per mutual understanding between **Ms. Concorde Housing Corporation Limited** and the **Mist Valley Owners Association**.

The handover and the upkeep of identified roads at Concorde Mist Valley is under the scope of Concorde Mist Valley Owners Association along with Concorde Housing Corporation limited from **1st April 2023**. The identified roads to be jointly maintained and both parties are responsible for maintenance. Mist Valley Owners association will start taking over part by part as agreed in all our earlier meetings. The following roads are identified for joint maintenance as **Part 1**

Section 1

- Roads
 - Main road at the entrance - Road No 2
 - Road No 11
 - New roads (Road nos)
 - Road No 55
 - Road No 56
 - Road No 58
 - Road No 61
 - Road No 60
 - Road No 59
 - Road No 62
 - Road No 65
 - Only Newly laid Part of Road No 70
 - Only Newly laid Part of Road No 32

Refer to the map attached at the end

- Maintaining cleanliness (Housekeeping) of the Front Security Cabin at the main Entrance, the Office room and the rest Room inside the Park1
- Front Gate and the Arch including the left side wall at the entrance bearing the Project name.

Note: We are not taking over the security of the layout. Only the house keeping work is being taken up. The security will be taken up only when we have a clear list of all the openings in the layout and what Concorde plans to do with these openings, (whether these openings will be closed/gates installed/kept open) with the proper reasoning for the same.

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- Only newly laid Part of Road No 35 (requires repair near boundary. Road caved in)



- Only newly laid Part of Road No 54 (requires repair near boundary. Road caved in)
- Road 47 (requires repair near STP area. Road caved in)

Refer [here](#) for some sample Road damage pics captured as part of our inspection.

Mist Valley Owners Association will provide information where the roads are not in good shape and need a final patchwork before final handover for joint maintenance. Concorde will be provided a consolidated list where the patch work is required and must be completed before the final handover.

Remaining roads will be inspected and taken over once the handover of the above roads are duly completed.

Disclaimer:

- Concorde to pay for corpus and maintenance for all commercial and unsold plots as per the rate and agreement decided by the owners association (refer maintenance mailer).
- Concorde to take care of major repairs of roads, the association will take care of regular maintenance.

Note: Following points are related to Security of the layout. Association will not take over Security until the following points are agreed upon. The Other infrastructure handover can continue.

- Concorde to ensure the roads are closed and external people and vehicle movement is restricted, to avoid damage by external parties.
- Any disputes arising to theft and damage to property, Concorde is responsible as long as openings exist (apart from the front and back gate).
- Resolve all disputes with any parties for land ownership, common areas like boundary walls, Roads etc.) arising after the handover.
- Concorde Housing Corporation Limited will hand hold the Association for smooth functioning and upkeep of the entire layout.

Refer to the next Page for Map

Road Map- Marked in Blue and Green lines proposed to take over as phase1

