

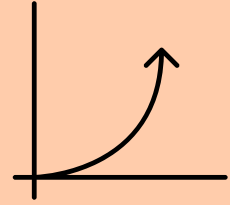
# CURRENT CHALLENGES

## WINTER HILLS 77

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### 1. HIGH MAINTENANCE

- Paying more for sub-standard services provided
- Low demand for rental property
- Affect peace of mind



### 2. NCLAT CASE NOT CLOSED

- Property prices not appreciating at same rate of similar properties
- Difficult to file other cases against builder



### 3. BASEMENT SECURITY

- Non existent security at basement leading to parking and other issues on daily basis



### 4. TRANSPERANCY IN FUNDS

- Funds collection in individual account rather than association account



### 5. VENDOR ONBOARDING

- Missing transparency in onboarding of vendors . ( e.g Abante, Bluebird restaurant etc.)



### 6. AVON APP ISSUES

- Doesn't reflect online data
- CAE and Electricity charges mixed ( Earlier maintenance and CAE and Electricity also was mixed )



### 7. AMENITIES-ORGINAL PLAN

- Green Area reduced
- Missing Cricket Pitch, Basket Ball and Volley Ball court



### 8. CONFLICT & HARMONY

- Lack of communication and conflicts due to Bias and Prejudice



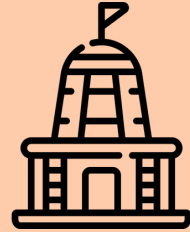
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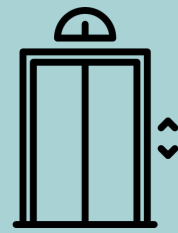
### 9. TEMPLE

- No effort seen on temple construction even when it was part of last election manifesto



### 10. LIFT AND LIFT LOBBY

- Condition of lifts and lift lobbies not upto mark and leading to bad impression of society



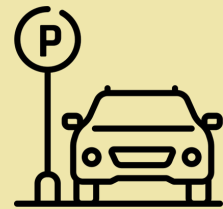
### 11. COMPLAINT CLOSURE

- Complaints closure time and quality is not upto mark leading to repeat complaints



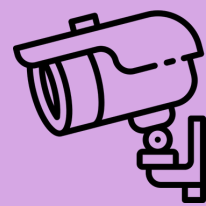
### 12. PARKING ALLOTTMENT

- Parking not allotted near tower
- One parking allotted for 3BHK+servent



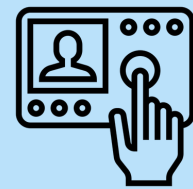
### 13. CAMERAS ON FLOOR LOBBY

- CCTV Cameras are not installed on floors leading to security concerns



### 14. INTERCOM

- Intercoms are missing at flats leading to communication challenges



### 15. ROAD-PATCH C

- Road being basic need is missing due to which property prices are not appreciating and school buses are getting stopped in the past



### 16. SEWAGE AND WATER PIPELINE

- STP water disposal and water treatment charges in lacs are getting charged in CAM.
- Once builder leaves may need to spend on piping cost

