

പതിനാറാം കേരളനിയമസഭ

രണ്ടാം സമ്മേളനം

നക്ഷത്രചിഹ്നമിടാത്ത ചോദ്യം നമ്പർ: 1618

16-10-2026-ൽ മറുപടിയിൽ

T3424/2001 നമ്പരിൽ രജിസ്റ്റർ ചെയ്തിട്ടുള്ള പരാതികൾ

ചോദ്യം ഉന്നയിച്ച അംഗങ്ങൾ

ശ്രീ. സജീവ് ജോസഫ്

മറുപടി നൽകിയ മന്ത്രി

ശ്രീ. ഒ. ജെ. ജനീഷ്

(കായികം, യുവജനകാര്യം, രജിസ്ട്രേഷൻ,
മ്യൂസിയം, പുരാവസ്തു & പുരാതന വകുപ്പ് മന്ത്രി)

(എ) 1955-ലെ തിരുവിതാംകൂർ-കൊച്ചി സാഹിത്യ ശാസ്ത്രീയ ധാർമ്മികസംഘങ്ങൾ രജിസ്ട്രേഷൻ ആക്ട് പ്രകാരം തിരുവനന്തപുരം ജില്ലയിൽ T3424/2001 നമ്പരിൽ രജിസ്റ്റർ ചെയ്തിട്ടുള്ള സംഘടനയുമായി ബന്ധപ്പെട്ട് 2018 ജനുവരി മുതൽ നാളിതുവരെ ഏതെങ്കിലും തരത്തിലുള്ള പരാതികൾ ലഭിച്ചിട്ടുണ്ടോ; വിശദമാക്കാമോ;

മറുപടി: T3424/2001 നമ്പരായി രജിസ്റ്റർ ചെയ്തിരിക്കുന്ന Alsa Spring Field Apartment Owners Association എന്ന സംഘത്തിനെതിരെ തിരുവനന്തപുരം ജില്ലാ രജിസ്ട്രാർ (ജനറൽ) ഓഫീസിൽ പരാതി ലഭ്യമായിട്ടുണ്ട്. ടി പരാതിയിന്മേൽ DRGTVM/6736/2022-M1 നമ്പർ ഫയൽ പ്രകാരം അന്വേഷണം നടത്തി തീർപ്പാക്കിയിട്ടുള്ളതാണ്.

(ബി) എങ്കിൽ അതുമായി ബന്ധപ്പെട്ട ഫയലുകളുടെ എല്ലാ പേജുകളുടെയും പകർപ്പ് ലഭ്യമാക്കുമോ?

മറുപടി: പകർപ്പുകൾ അനുബന്ധമായി ചേർക്കുന്നു.

സെക്ഷൻ ഓഫീസർ

1m
26/12/22

19.12.2022

From,
Alsa Owners
Alsa Spring Fields, Eashwaravilasom Road,
Jagathy, Trivandrum.695014

To
The District Registrar
Trivandrum.

Sub : Regarding mis management and mis appropriation of Funds by the Secretary of
Alsa Spring Field Apartment Owners Association

Dear Sir,

Herewith enclosed the representation / Demand Notice from the Owners of the Alsa Spring Field advised to the Secretary and President of the association.

The present Secretary and President are taken over charge about 12 years back and still continuing and mis appropriation of funds collected from members as monthly maintenance charges.

Special works such as Building of Office Room, Painting of Building, Lift Modernization, providing Camera, waste removal and attending leaked roof sheets etc. Mostly these works are not carried out completely and funds are mis used. None of the members are provided with proper income and expenditure details nor Balance sheets even demand. If any of the Owner is delayed the maintenance charges, the secretary is charging an interest of 22% which is against by -law. Due to this most of the owners are defaulters and unable to attend the AGM every year.

Other than this lot of incidents happened due to lack of security, which was inform to police department also, still secretary is not bothered to listen or come to our flat to find a solution. For the last 3 years most of the members including Secretary and President not even visited our flat single time. He is above 80 years and he himself told that health wise he is not in apposition to travel.

So we want to change this Association with proper General Body meeting with all the owners and to elect a new committee with secretary and president should be a residing person.

Awaiting your immediate action on the above ,

Thanking You,

Yours Faithfully

For Alsa Owners

[Signature]
Sajith.ck

- ① 9746474587 - SAJITH - Ck
- ② 9746769981 - VISAYAKUMAR
- ③ SREEJITH - 8921191273

Registered with A/D

To

29-10-2022

1. The President

ALSA SPRINGFIELDS APARTMENTOWNERS' ASSOCIATION
(RegNo.T3424/2001)
Easwarivilasom Road,Vazhuthacadu
Thiruvananthapuram-695014.

2. The Secretary

ALSA SPRINGFIELDSPARTMENT OWNERS' ASSOCIATION
(RegNo.T3424/2001)
Easwarivilasom Road,Vazhuthacadu
Thiruvananthapuram-695014

DEMAND NOTICE

(Issued by the Members of the Association as per the clause 8(h) of By-law of
ALSA SPRINGFIELDS APARTMENT OWNERS' ASSOCIATION)

We, the undersigned are the members of ALSA SPRINGFIELDS APARTMENT OWNERS' ASSOCIATION (herein after referred to as the Association.)

Our association was formed with an objective of promoting equality and fraternity. The objectives further assure to live in our apartment peacefully keeping up the social culture and economic betterment. Our by-law specifically provides all support to the members during unforeseen circumstances which even include financial assistance to them. In order to implement the objectives of the Association effectively, in consonance with provisions of the by-law, the General body convened on 23-01-2010 elected a Managing committee and other office bearers including both of you. There shall be six Managing Committee members other than the President, Vice President, Secretary, Joint Secretary and Treasurer for the effective administration of the Association. As you aware, such managing committee shall have the term only for one year and thereafter the said committee would get expired. For the effective administration, the Managing Committee is expected to meet at least once in a month with an adequate quorum. Further, you may note, being the general body

[Handwritten signatures and initials]

is our apex forum, shall meet at least twice a year in which budget for the next year shall be presented and get approved in the annual general meeting on or before the date specified in the by-law. We, the undersigned members have noted that the 1st among you are ostensibly holding the position of President and Secretary respectively without the mandate of executive committee and the general body as well. Both of you, violating all the provisions of by-law and the general principles of democracy, authoritatively interfered in to our peaceful life in the apartment which is liable to be proceeded against. Both of you are holding the documents and properties of the Association without any authority and failed to do the needful, pertaining to the waste disposal management, safety of the members, maintenance of the lift etc. Whereas, after collecting huge sums from the members under the guise of monthly maintenance, unnecessary fine amounts, penalties, fund for the office building, for the alleged painting the building, renovation of lift etc., you did nothing for effective administration and maintenance of the apartment. On the contrary the entire amount so far you have collected from 23-01-2010 till May of 2020 ;was misappropriated the said amount in order to get yourselves enriched. The unauthorised collection of money, misappropriation of the above amount and your illegal activities on the strength of self-styled president and secretary of the Association, are liable to be prosecuted. In order to make an eye wash of the authorities, you have made some fake document so as to make it appear to be the proxies of few members who are Non-Resident Indians for the time being. Further, you may note that for the last 12 years, no General Body meeting was called for, no election of Executive committee and other office bearers was held. Further, you failed to audit the account through the internal auditors and also to get the accounts approved in the General Body meeting. Instead, you forged many documents so as to make it appear that such forged documents are minutes of the meeting and submitted with the Government authorities as if those forged documents were genuine. Therefore, both of you have not alone cheated the members of the Association with dishonest intention of misappropriation of hard earned money of the members almost to the tune of Rs. 9,00,000/- (Rupees Nine Lakhs only); but also you have deceived the Govt. authorities by furnishing forged documents as genuine. After collecting huge

[Handwritten signatures and initials]
Sagun Ch
12/10/2026

sum from the members you failed to make available any of the check measures or the sanitizers in the apartment during the pandemic period. The waste disposal management measures are absolutely in jeopardy despite collection of huge sums as stated above. Further though collections were made for installing security cameras in the apartment premises, nothing was done as promised.

We the members many a time attempted to meet you and discuss the above issues; whereas, you have deliberately avoided us with ulterior motives. Some of us have been making attempts to make the payment towards the maintenance fees, yet you have dissuaded them from making the payment for some time and thereafter demanded them to pay huge interest/fine towards the dues. Whereas, to our utter dismay unilaterally some of the members were allowed to remit the monthly maintenance charges without imposing any fine amount. Imposition of such fine amounts and penalties as the case may be after creating artificial circumstances is against the provisions of by-law which is nothing but autocratic in nature. You are not supposed to continue to claim the post of self-styled President and Secretary respectively any more.

We, being the members of the Association hereby demand you that an urgent General Body meeting shall be convened in order to discuss the following agenda after serving 10 days clear notice to all members.

Agenda

1. Election of the Executive Committee and office bearers.
2. For the presentation of accounts of the Association with the presentation of Bank Pass Book.
3. Maintenance of Lift.
4. Waste Disposal Management.

Take further notice that if both of you are not convening the General Body meeting as demanded herein, we will be constrained to convene the meeting and take appropriate decision on the agenda stated above. You are further directed to explain and present the proper Audited Account about the total amounts so far collected under the various heads with all receipts and vouchers. In case of your failure to do so we will be left with no other option but to

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695014, Kerala State
Reg.No. T. 3424/2001, Phone : 0471-2327762

P resident
M . Vijayakumar
Ph: 8547456623

Vice-President
R. Sanjeevkumar
9447251087

Secretary
P.K.Bhaskaran
Ph: 2433902

Joint Secretary
R. Nalinakandan
9446328127

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629

Managing Committee Members
P.O.Thomas
Ph: 0479-2351032

M.Aruna Prasad
Ph: 9645876083

Dr. Vinukumar. V
9544183341

Shiv Shankar
9037470239

Mrs J.Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph:2337529

Registered with Ack Due

Date **09.02.2023**

To,

District Register(general) /
Society Register, Thiruvananthapuram
Office of the District Register
Transport Bhavan
Thiruvananthapuram – 695023

Sir,

Sub : Request to grant extension of time for submitting
explanation.

Ref : Your letter No.DRGTVM/6736/2022-MI dated
24.01.2023 received on 02.02.2023.

Your letter cited forwarding a complaint dated
19.12.2022 from 3 persons namely S/S Sajith CK, Vijayakumar
and Sreejith seeking our explanation was received by us on
02.02.2023. There are serious allegations like, General Body
meetings are not conducted for the past 12 years and thus the
President and Secretary are Continuing without change,
monthly maintenance charge collected are misappropriated,
some special works are not carried out and funds misused,
Balance Sheets not provided etc.

The Association's accounts are prepared by the Estate
Manager/ Commercial Accountant, audited and Balance Sheets
are prepared by a chartered Accountants firm every financial

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President

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Ph: 8547456623

Vice-President

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Secretary

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year. It is approved by the Managing Committee and General Body of the Association. ^{Date:}

This Balance Sheet along with list of newly elected office bearers and other documents are submitted to your office every year as required by the Law. Allegations such as not holding elections, not auditing accounts etc. may be verified from the records of the Association already available with your office. Bye-Law of the Association allows a member to become President or Secretary or Treasurer Continuously without any restriction. The Bye-Law, Also disallow a member who is a defaulter from attending general body meeting and cast his vote. The 3 Persons mentioned above are having huge dues to the Association, hence, they cannot attend the General Body meeting. Members of the Association can change the President, Secretary or any office bearers, they can even change the Bye-Law, if requisite members support it. Interest on dues is levied as per the decision of the managing Committee and General Body.

The allegations are of serious nature as it questions the character and integrity of the President and Secretary which cannot go unchecked. Therefore, to submit a detailed explanation to the complaint raised by the 3 persons stated above in their complaint dated 19.12.2022 received by us along with your letter dated 25.01.2023 on 02.02.2023, 15 days time may please be allowed.

Your faithfully,


Secretary

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695 014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

18-02-2023

President
M. Vijayakumar
Ph: 8547456623

Date.....

Registered with Ack Due

Vice-President
Govindan Gopi
Ph: 9633115617

To,

Secretary
P.K. Bhaskaran
Ph: 2433902

District Registrar (General)/
Society Registrar, Thiruvananthapuram
Office of the District Registrar
Transport Bhavan
Thiruvananthapuram-695023

Joint Secretary
G.R. Arunkumar
Ph: 9349375093

Sir,

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629

Sub: EXPLANATION TO COMPLAINT AGAINST THE PRESIDENT
& SECRETARY OF ALSA SPRINGFIELDS APARTMENT
OWNERS ASSOCIATION (REGD No. T-3424/2001) BY A
MEMBER, Mr.SAJITH C K-REGD.

Managing Committee Members
P.O. Thomas
Ph: 0479-2351032

Ref: 1. Your letter No. DRGTVM/6736/2022-M1 DATED
24/01/2023 RECEIVED ON 02-02-2023

M.Aruna Prasad
Ph: 9645876083

2. Association's letter dated 09-02-2023 addressed to
you

R. Nalinakandan
Ph: 9446328127

Mrs. J. Prema
Ph: 2735854

Alsa Springfields Apartment complex was constructed by
m/s Alsa Construction and Housing Limited, Chennai. The
Company went into Liquidation by an order dated 25-09-2000 of
the Honourable High Court of Judicature at Madras.

Mrs. R. Selvathu Beevi
Ph: 2337529

2. On Liquidation, the above said owner Company informed
the Flat Owners to form an Association and take further required
course of actions. At this time, the construction works were not
completed and it was not fit for living. Most of the Flats were not

Mrs. G. Sangeetha
Ph: 9846849036

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

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President
M. Vijayakumar
Ph: 8547456623

Date.....

2

Vice- President
Govindan Gopi
Ph: 9633115617

Secretary
P.K. Bhaskaran
Ph: 2433902

Joint Secretary
G.R. Arunkumar
Ph: 9349375093

Treasurer
Mrs. Pushpa Jayakumar
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R. Nalinakandan
Ph: 9446328127

Mrs. J. Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

Mrs. G. Sangeetha
Ph: 9846849036

even handed over to the owners. On getting the dangerous information, we the flat owners'/members have immediately formed the Association. Necessary documents along with Memorandum of Association etc were submitted to your office remitting required fee. You have approved our request and Registration number was allotted. Every year after conducting annual General Body Meeting, the Minutes Book along with other required documents are submitted to your office and the registration renewed by remitting required fees etc. The last such action taken was after the General Body Meeting held on 20-02-2022.

3. We, the then Flat Owners/members have decided to complete the balance works of the Flat Complex, by contributing money. Action was taken on electricity, drinking water, waste water, Sewage Line, waste disposal, civil works, floor tiles, plumbing works, motors/pumpsets etc, drinking water purification plant, there were provision for 4 lifts, but only 2 were installed, balance 2 lifts also was installed. There was only one temporary electricity connection for construction works available. This was converted to domestic connection and 61 independants meters were provided in each Flat. Similarly the temporary water connection given for the construction works was converted to

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President
M. Vijayakumar
Ph: 8547456623

Date.....

3

Vice-President
Govindan Gopi
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domestic connection. The fire and safety system was provided and sanction from Fire and Safety Department obtained. As the building has 9 floors, sanction from Airport Authority of India was necessary and it was also obtained. Thus on completing all works, sanctions from the Building Inspector, Chief Town Planning Officer etc. were obtained and finely, TC number for all Flats from Trivandrum City Corporation were obtained. The taxes fixed by the Corporation for the Flats were got reduced by approaching appropriate authorities. The bills for Rs 39,07,846-94 on the above said works were submitted to the Hon: High Court at Madras for the realisation from the Owner Company's assets and reimbursement/payment to the Association. The matter is pending before the Hon: High Court at Madras. Thus the situation and responsibilities put on the Associations Management are still continuing. Hence, it is not only the maintenance part of the Management, but also adding facillies of Capital nature rests with the Association. Even after submitting bills to the Hon: High Court At Madras, many more Capital expenditure works like new Borewell, new water pipeline Connection, etc. were under taken.

4. There are 3 names, s/s Sajith C K, Sreejith and Vijayakumar are seen in the complaint letter dated 19-12-2022 submitted before you. s/s Sajith C K (Flat C3) and Sreejith (Flat A5) were

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staying here as tenants in Flats on rental basis for about three ~~by~~ four years. Later, they purchased old Flats recently. They started having liquor in the office of the Association during nights. Office is not properly covered with lock & key. Even there friends from outside attended these sessions. The left over food waste, food packets, broken glasses, empty bottles, cigarette wastes etc. were on the floor of the office. It attracted rats, cats etc. parking of outsiders vehicles in somebody's parking areas created disturbances and problems. As this could not be stopped by repeated advise to them, the Association has to take up the matter with the Police by filing complaints. The Police took action and the matter was solved.

5. Another incident where the police involved was that a few persons had liquor in the Terrace above the 9 floor of the building, it ended with quarrel. Few Drivers and the son of Sri. Sajith (Flat C3) were involved. They all came down and fought each other in which Sri.Sajith was also involved. The Drivers came back in the night and damaged the car of Sri Sajith. Police came and necessary action was taken.

6. These indisciplined people's criminal activities cannot be justified. They cannot expect the President and Secretary to support their criminal actions and arrange to bail out when Police

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take action. A decent living style and civilised behaviour are needed for harmonious living in an Apartment Complex.

7. As was stated above, s/s Sajith and Sreejith were staying here in rented Flats as tenants for about three ~~by~~ four years. After purchasing the Flats, they are creating problems for the Association intentionally.

8. In the case of Sri. Sajith (Flat C3), he purchased the Flat on 02-03-2020. The Flat owner (seller) had dues to the Association. Normally, the seller will settle the dues and obtain a non liability certificate from the Association and give it to the buyer as is being done in the case of encumbrance certificate from Sub registrar office, Corporation Tax remitted receipt, village officer tax remitted receipt etc. In certain cases the seller will retain the due amount with the buyer and receive only the balance amount from the buyer, the buyer will pay the due to the Association and thus settle the account of the seller. In this case an amount of Rs. 67,763/- was due from the Flat Owner (seller) to the Association. The seller retained the amount with the buyer and received only the balance amount. Thus the buyer Sri.Sajith paid the amount Rs. 67,763/- to the Association on behalf of the seller. The Association has given a receipt in the name of the former Flat Owner (seller) and the dues were settled. After sometime Sri.

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President
M. Vijayakumar
Ph: 8547456623

6

Date.....

Vice- President
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Ph: 9846849036

Sajith (the buyer) approached the Association for the refund of the interest amount paid by the former Owner, saying that the rate of interest is not at par with that of the bank. The interest rate for the delayed payment is fixed by the General Body in the case of the Association. Interest is levied not to earn money but to have a deterrent effect from committing default. The amount paid was not by Sri Sajith , but by the former owner. Sri.Sajith says it was his personal cheque given against the due. Whether it is cheque, DD, Cash or remittance to the Bank account etc. it was paid against the dues of the former Owner (seller). At that time Sri. Sajith had no dues to the Association. We never asked him to pay, he has not paid it, it was paid by the former Owner, the receipt was given in the name of the former Owner. The Association explained all this to him, but he still demand refund. He is not paying monthly maintenance charge, other contributions (share) fixed by the General Body for carrying out works etc. his present dues to the Association is Rs. 1,11,320/- + interest. As a result he cannot attend the General Body meeting. So he is complaining against the Secretary.

9. As was stated earlier, Sri. Sreejith (Flat A5) was staying here in a rented Flat as a tenent for about three~~by~~ four years. Later he informed us that he purchased the Flat on 09-12-2019. Normally,

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695 014, Kerala State
Reg. No. T. 3424/2001, Phone : 0471-2327762

President
M. Vijayakumar
Ph: 8547456623

Date.....

7

Vice-President
Govindan Gopi
Ph: 9633115617

Secretary
P.K. Bhaskaran
Ph: 2433902

Joint Secretary
G.R. Arunkumar
Ph: 9349375093

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629

Managing Committee Members
P.O. Thomas
Ph: 0479-2351032

M.Aruna Prasad
Ph: 9645876083

R. Nalinakandan
Ph: 9446328127

Mrs. J. Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

Mrs. G. Sangeetha
Ph: 9846849036

when a person is purchasing a Flat, he will obtain non-liability certificate from the Association. The requirement of the non-liability certificate from the Association was informed to all by a Notice placed in the Notice Boards of the entrance of the Apartment as was decided by the General Body of the Association, which is available even today. As Sri. Sreejith was staying here for years, he is well aware of the Notice placed in the Notice Boards. Sri Sreejith had not informed us regarding the purchase before or asked for non-liability certificate of the Flat. Immediately (on the same day itself) on receipt of the information from him after the purchase of the Flat, we informed him about the liability Rs. 51,849/- + interest the Flat has to the Association and requested him to pay. We also advised him to contract the seller and collect the amount. We also advised him to approach the court, if necessary, to realise the amount, since there are provisions in the sale deed. He can even take action against the seller for cheating. But Sri. Sreejith has not taken any action, instead, he approached the Human Right Commission etc. to take action against the Association, which refused to entertain him. He later approached the Police. The Inspector in charge of the Police Station instructed Sri. Sreejith to pay certain amount immediately and then the police will help him to approach the seller and collect his dues etc. But he did nothing.

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10. The matter was placed before the General Body Meeting of the Association. It examined the matter and decided that the liability is on the Flat and Sri. Sreejith is liable to pay it. This was also informed to Sri. Sreejith and requested him to pay. Since then, he wanted to change the President and Secretary of the Association. He is not paying the monthly maintenance charge and payments (share) for special works as decided by the General Body. His present due is Rs. 1,44,767/- + interest. Therefore, he cannot attend the General Body Meetings.

11. Sri. Vijayakumar (Flat F3) has informed sometime back that he purchased Flat F3. He was asked to give proof. But after sometime he informed that it was not he who purchased the Flat, but it is his wife Asha Vijayakumar. This time also he was asked to produce proof. Later he informed that it was not his wife, but it is his daughter Asha Vijayakumar who purchased the Flat. He was again asked to provide proof. On 31-08-2022 even a letter was issued to Smt. Asha to produce proof of ownership of the Flat, but no reply received so far. In the absence of Ownership proof the Association cannot treat him as Owner. He is not staying in the Flat permanently, but is a occasional visitor, it appears. In the light of the above, he has no locus standi to complaint against the officials of the Association before the Registrar of Societies.

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President
M. Vijayakumar
Ph: 8547456623

Date.....

9

Vice- President
Govindan Gopi
Ph: 9633115617

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P.K. Bhaskaran
Ph: 2433902

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G.R. Arunkumar
Ph: 9349375093

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Managing Committee Members
P.O. Thomas
Ph: 0479-2351032

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Mrs. G. Sangeetha
Ph: 9846849036

12. The complaint dated 19-12-2022 submitted to you is signed by one person Sri. Sajith C K only. 3 names are shown below but others s/s Vijayakumar and Sreejith have not signed the Complaint. There are 61 Flat Owners here. Forwarding a complaint on behalf of Alsa Springfields Apartment Owners signed by a single person, referring to another Demand Notice without date and nature of reply received is dubious behaviour on the part of Sri. Sajith C K. It was stated there in that the representation/ Demand Notice advised to the Secretary and President enclosed. No details about it, what was "advised" etc. were not given. To call a notice under clause 8(h) of the Bye-Law "Demand Notice" is a misnaming. Demand Notice is a legal intimation of debt owed and direction to pay, normally by the banks and financial institutions, Govt. Departments or by creditors to debtors in Commercial Transactions, not by few persons to a Association as is in this case.

13. In the light of the above, the complaint is from a single person, namely Sri. Sajith C K (Flat C3). We are submitting this explanation based on this fact. Those two persons who have not signed the complaint dated 19-12-2022 are not the parties to it. The complaint is supposed to be from "Alsa Owners" signed by single person out of 61 owners. The complaint is of general

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President
M. Vijayakumar
Ph: 8547456623

Date.....

10

Vice- President
Govindan Gopi
Ph: 9633115617

nature though the subject mentioned is mismanagement and misappropriation of funds by the Secretary.

Secretary
P.K. Bhaskaran
Ph: 2433902

14. The "Special works" stated in the letter dated 19-12-2022 are the works already approved by the General Body. Hence, there is no need to call a General Body for this purpose. Some work like providing Camera (CCTV) etc. have been completed, few are kept pending due to paucity of funds. The expenditure are to be met by the Flat Owners, the requests as was decided by the General Body was given, also given repeated reminders every month. The works will be carried out on receipt of funds from Flat Owners. S/s Sajith C K (Flat C3) and Sreejith M C (Flat A5) have not paid any amount (their share) to do the works.

Joint Secretary
G.R. Arunkumar
Ph: 9349375093

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629

Managing Committee Members
P.O. Thomas
Ph: 0479-2351032

M.Arana Prasad
Ph: 9645876083

R. Nalinakandan
Ph: 9446328127

Mrs. J. Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

Mrs. G. Sangeetha
Ph: 9846849036

Their dues to the Association are Sri.Sajith (Flat C3) Rs 1,11,320/- + interest, Sri. Sreejith (Flat A5) Rs. 1,44,767/- +interest, total due from these 2 persons alone are Rs. 2,56,087/- + interest. They are also advising other Flat Owners not to pay the maintenance charge and other dues to the Association. They are even threatening the members. Thus they are making hardships to the Association for the proper and smooth, functioning as well as to its members. While blocking the works, they are complaining about non execution. Balance sheets are provided to

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

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President
M. Vijayakumar
Ph: 8547456623

Date.....

11

Vice- President
Govindan Gopi
Ph: 9633115617

Flat Owners before the Annual General Body Meeting every year.
The allegation otherwise, is not true.

Secretary
P.K. Bhaskaran
Ph: 2433902

15. There is no age limit fixed in the Bye-Law of the Association to become office Bearers. The President and Secretary are healthy and they can travel. The allegation other wise is not true. Members of the Association can become office Bearers, if they satisfy the clauses of the Bye-Law in this regard. As per Bye-Law, it is not necessary that Office Bearers should stay in the Apartment Complex. It is for the members to decide where he/she should stay. Submitting such matters to you is only childish or irrespect to you and your office also, as he is showing to the President, Secretary and this Association.

Joint Secretary
G.R. Arunkumar
Ph: 9349375093

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629

Managing Committee Members
P.O. Thomas
Ph: 0479-2351032

16. There is no misuse or misappropriation of funds as alleged. No specific case/ instance stated. It is only a sweeping statement, hence, it is denied.

M.Aruna Prasad
Ph: 9645876083

R. Nalinakandan
Ph: 9446328127

Mrs. J. Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

17. No works of any nature of the Association is pending, except a few capital expenditure works due to paucity of funds. This is also with the knowledge of Managing Committee/General Body. Therefore, non visit by the President/ Secretary daily has no effects on its performances, as has been allaged. There are many office Bearers such as Vice President, Joint Secretary, Managing committee members etc. are staying in the Apartment. S/S Sajith

Mrs. G. Sangeetha
Ph: 9846849036

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

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President
M. Vijayakumar
Ph: 8547456623

Date.....

12

Vice- President
Govindan Gopi
Ph: 9633115617

Secretary
P.K. Bhaskaran
Ph: 2433902

Joint Secretary
G.R. Arunkumar
Ph: 9349375093

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P.O. Thomas
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Mrs. G. Sangeetha
Ph: 9846849036

C K (Flat C3) and Sreejith M C (Flate A5) have not paid their share for the above said works, even after repeated reminders every month. These people are living in the Apartment using the facilities provided by the Association without paying for it, such as water, electricity, housekeeping, waste removal, cleaning, security, lifts, administrative protection and all other facilities and installations in the Apartment Complex. They should be ashamed of it. They should realise that they are living under the mercy of the Association. They are not happy because the affairs of the Association are Managed properly and efficiently.

18. it may be seen from the details stated above, that the allegations stated in the letter dated 19-12-2022 are false and baseless hence denied. The petition may please be rejected.

19. From your letter dated 24-01-2023, we understand that you have received only the complaint dated 19-12-2022 and not copy of Demand Notice referred to there in as it is not seen enclosed and forwarded to us. To clear the cloud being created by Sri. Sajith C K, we are enclosing copy of the so called demand notice dated 29-10-2022 as ANNEXURE-A and detailed reply dated 22-12-2022 sent to all 20 signatories of the said notice individually as ANNEXURE-B to this explanation. In the reply dated 22-12-2022, each and every allegations raised by the signatories have been

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President
M. Vijayakumar
Ph: 8547456623

Date.....

13

Vice- President
Govindan Gopi
Ph: 9633115617

answered with supporting facts. The important points in nutshell are furnished below for your ready reference.

Secretary
P.K. Bhaskaran
Ph: 2433902

(a) They wanted to call special General Body Meeting under clause 8(h) of the Bye-Law of the Association. A scrutiny of clauses 8(h) would show that there are certain mandatory elements in the said clause, the fulfilment of which is necessary to convene the meeting by the Secretary. They are :

Joint Secretary
G.R. Arunkumar
Ph: 9349375093

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629

(1) Only members of the Association can call special General Body under clause 8(h),

Managing Committee Members
P.O. Thomas
Ph: 0479-2351032

(2) Members signing the requisition for General Body Meeting must be member who are eligible to attend the meeting at the time of signing the requisition and

M.Aruna Prasad
Ph: 9645876083

(3) There must be proper agenda.

R. Nalinakandan
Ph: 9446328127

Mrs. J. Prema
Ph: 2735854

In the case of Annexure-A notice, out of 20 signatories 6 signatories are not members of the Association. Their particulars are given at para 15(a) to (f) of the Annexure-B reply notice. 18 out of 20 signatories who called for special General Body Meeting are defaulters who are not eligible to attend General Body Meeting and cast their vote at the time of signing the notice. They didnot admit that they were defaulters and also did not assure that dues will be cleared. List of those 18 persons are

Mrs. R. Selvathu Beevi
Ph: 2337529

Mrs. G. Sangeetha
Ph: 9846849036

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

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M. Vijayakumar
Ph: 8547456623

Date.....

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Vice- President
Govindan Gopi
Ph: 9633115617

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Ph: 2433902

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given in Annexure to reply notice dated 22-12-2022. Among the 18 persons, three owe to the Association between Rs. 3 lakhs to 6 lakhs and 7 persons between Rs. 1 lakh to 2 lakhs. As per clause 7(g)(b) of the Bye-Law, a member who has not cleared the dues shall not be entitled to attend the General Body Meeting nor can appoint a Proxi. Thus a Special General Body Meeting was called by 18 persons (out of 20) who are not eligible to attend General Body Meeting. The Secretary has no legal obligation to yield to the illegal demand of these persons.

The 1st proposed agenda of the General Body Meeting is illegal. General Body Meeting held on 20-02-2022 elected a Managing Committee which is Managing the Association. They have mandate up to 20-05-2023. Therefore, the first item of the agenda to be dismissed as an illegal demand and others are vague. Why General Body Meeting as demanded by the signatories to the notice was not called have been explained at para 3 to 10 of the reply notice (Annexure-B).

(b) The signatories to the Demand Notice (Annexure-A) have raised very serious allegations against the President and the Secretary. This have been briefly listed at Para 11 (i to v) and reply to those allegations have been given at para 12 to 19 of Annexure-B.

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(c) Major parts of the statement in Annexure –A are malicious and defamatory intended to injure the reputation of the President and the Secretary. Reply to those allegations are contained in para 20 to 23 of the reply notice. Sri. Sajith C K has received Annexure-B reply notice from us. If he had any grievances against President and Secretary, he should have projected the same to you with reference to the reply he received. The fact that 19 signatories of Annexure-A did not join Sri. Sajith C K in complaint dated 19-12-2022 is important.

20 All allegations in Sri. Sajith C K 's letter dated 19-12-2022 and the so called Demand notice dated 29-10-2022 have been explained in detail with facts and figers. The complainants did not raise any point alleging that the President and the Secretary acted against any provisions of the Bye-Law in order to invite the authority of Society Registrar for redressal of grievance. In the light of the explanation furnished above, we request you that the complaint may be dismissed.

Copy of certain communications addressed to s/s Sajith C K and Sreejith M C are also annexed to this explanation being relevant to the context.


Secretary

Yours faithfully,


President

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

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President
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Ph: 8547456623

16

Date.....

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Ph: 9846849036

List of ANNEXURES

1. Annexure-A - Demand Notice dated 29/10/2022
2. Annexure-B - Reply to Demand Notice dated 22/12/2022
3. Annexure-C - Copy of Notice dated 14/03/2013
4. Annexure-D - Copy of letter dated 10/11/2020 addressed to Sri. Sajith C K
5. Annexure-E - Copy of Receipt No 7905 dated 17/01/2020 issued Sri Thiruvadhitha Pillai
6. Annexure-F - Copy of letter dated 16/12/2019 addressed to Shri. M C Sreejith
7. Annexure-G - Copy of letter dated 25/01/2020 addresses to Sri M C Sreejith
8. Annexure-H - Copy of letter dated 20/08/2020 addressed to Sri M C Sreejith
9. Annexure-I - Copy of letter dated 31/12/2020 addressed to Sri M C Sreejith

ANNEXURE - A

Registered with A/DReceived on 9-12-2022

To

29-10-2022

1. The President

ALSA SPRINGFIELDS APARTMENTOWNERS' ASSOCIATION
(RegNo.T3424/2001)
Easwarivilasom Road, Vazhuthacadu
Thiruvananthapuram-695014.

2. The Secretary

ALSA SPRINGFIELDS APARTMENT OWNERS' ASSOCIATION
(RegNo.T3424/2001)
Easwarivilasom Road, Vazhuthacadu
Thiruvananthapuram-695014

DEMAND NOTICE

(Issued by the Members of the Association as per the clause 8(h) of By-law of
ALSA SPRINGFIELDS APARTMENT OWNERS' ASSOCIATION)

We, the undersigned are the members of ALSA SPRINGFIELDS APARTMENT OWNERS' ASSOCIATION (herein after referred to as the Association.)

Our association was formed with an objective of promoting equality and fraternity. The objectives further assure to live in our apartment peacefully keeping up the social culture and economic betterment. Our by-law specifically provides all support to the members during unforeseen circumstances which even include financial assistance to them. In order to implement the objectives of the Association effectively, in consonance with provisions of the by-law, the General body convened on 23-01-2010 elected a Managing committee and other office bearers including both of you. There shall be six Managing Committee members other than the President, Vice President, Secretary, Joint Secretary and Treasurer for the effective administration of the Association. As you aware, such managing committee shall have the term only for one year and thereafter the said committee would get expired. For the effective administration, the Managing Committee is expected to meet at least once in a month with an adequate quorum. Further, you may note, being the general body

[Signature]
Sagathi . Ok

[Signature]
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is our apex forum, shall meet at least twice a year in which budget for the next year shall be presented and get approved in the annual general meeting on or before the date specified in the by-law. We, the undersigned members have noted that the 1st among you are ostensibly holding the position of President and Secretary respectively without the mandate of executive committee and the general body as well. Both of you, violating all the provisions of by-law and the general principles of democracy, authoritatively interfered in to our peaceful life in the apartment which is liable to be proceeded against. Both of you are holding the documents and properties of the Association without any authority and failed to do the needful, pertaining to the waste disposal management, safety of the members, maintenance of the lift etc. Whereas, after collecting huge sums from the members under the guise of monthly maintenance, unnecessary fine amounts, penalties, fund for the office building, for the alleged painting the building, renovation of lift etc., you did nothing for effective administration and maintenance of the apartment. On the contrary the entire amount so far you have collected from 23-01-2010 till May of 2020 ; was misappropriated the said amount in order to get yourselves enriched. The unauthorised collection of money, misappropriation of the above amount and your illegal activities on the strength of self-styled president and secretary of the Association, are liable to be prosecuted. In order to make an eye wash of the authorities, you have made some fake document so as to make it appear to be the proxies of few members who are Non-Resident Indians for the time being. Further, you may note that for the last 12 years, no General Body meeting was called for, no election of Executive committee and other office bearers was held. Further, you failed to audit the account through the internal auditors and also to get the accounts approved in the General Body meeting. Instead, you forged many documents so as to make it appear that such forged documents are minutes of the meeting and submitted with the Government authorities as if those forged documents were genuine. Therefore, both of you have not alone cheated the members of the Association with dishonest intention of misappropriation of hard earned money of the members almost to the tune of Rs. 9,00,000/- (Rupees Nine Lakhs only); but also you have deceived the Govt. authorities by furnishing forged documents as genuine. After collecting huge

[Handwritten signatures and initials]
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sum from the members you failed to make available any of the check measures or the sanitizers in the apartment during the pandemic period. The waste disposal management measures are absolutely in jeopardy despite collection of huge sums as stated above. Further though collections were made for installing security cameras in the apartment premises, nothing was done as promised.

We the members many a time attempted to meet you and discuss the above issues; whereas, you have deliberately avoided us with ulterior motives. Some of us have been making attempts to make the payment towards the maintenance fees, yet you have dissuaded them from making the payment for some time and thereafter demanded them to pay huge interest/finetowards the dues. Whereas, to our utter dismay unilaterally some of the members were allowed to remit the monthly maintenance charges without imposing any fine amount. Imposition of such fine amounts and penalties as the case may be after creating artificial circumstances is against the provisions of by-law which is nothing but autocratic in nature. You are not supposed to continue to claim the post of self-styled President and Secretary respectively any more.

We, being the members of the Association hereby demand you that an urgent General Body meeting shall be convened in order to discuss the following agenda after serving 10 days clear notice to all members.

Agenda

1. Election of the Executive Committee and office bearers.
2. For the presentation of accounts of the Association with the presentation of Bank Pass Book.
3. Maintenance of Lift.
4. Waste Disposal Management.

Take further notice that if both of you are not convening the General Body meeting as demanded herein, we will be constrained to convene the meeting and take appropriate decision on the agenda stated above. You are further directed to explain and present the proper Audited Account about the total amounts so far collected under the various heads with all receipts and vouchers. In case of your failure to do so we will be left with no other option but to

- 1 SAJITH. C.K Jolly - C-3
- 2 SREEJITH M C Sreejith - AS
- 3 Princy. J.L. A1 Princy
- 4 Kalyanasundaram Kalesh D-9
- 5 ASHA C.V Asha F-3
- 6 Kiran Mohan M Kiran D-7
- 7 SUNLEY. S Sunley C7
- 8 PAOMAKUMAR Paom A6
- 9 Jolly. S.K Jolly G2
- 10 Beena Titus - Beena C-8 B5
- 11 SAPNA. M. Sapna

13 ⁰ Samir ARun CB

4. Lakshmi B. D1

15. Sundeep. B - G3

16. Neetha. Sumitha - G. 9

17. SHAJEER BASHEER - F8

18. JACOB JOHN E-8.

19. RUPALEKHA RAM MOHAN
R. RAM MOHAN Gr. 8

20 George Mathews B-8

Ngandu

Label



8

~~Arif Khan~~

2

Mathew

R. Rupalekha
+ (Rupalekha Banik)

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695014, Kerala State

Reg.No. T. 3424/2001, Phone : 0471-2327762

P resident
M. Vijayakumar
Ph: 8547456623

22-12-2022
Date.....

Registered with Ack Due

Vice-President
R. Sanjeevkumar
9447251087

To,

Secretary
P.K.Bhaskaran
Ph: 2433902

1. Mr. Sajith C K, Flat C3,Alsa Springfields Apartment,
Easwaravilasam Road,
Vazhuthacaud,
Trivandrum-695014

Joint Secretary
R. Nalinakandan
9446328127

2. Mr. Sreejith M C, Flat A5 -do-

Treasurer
Mrs. Pushpa Iyakumar
Ph: 9447500629

3. Mrs. Priya L " A1 -do-

4. Mr. Kaiyana Sundaram " D9 -do-

5. Mrs. Asha C V " F3 -do-

Managing Committee Members
P.O.Thomas
Ph: 0479-2351032

6. Mr. Kiran Mohan M " D7 -do-

7. Mr. Sunley S " C7 -do-

8. Mr. Padmakumar " A6 -do-

M.Aruna Prasad
Ph: 9645876083

9. Mrs. Jolly S K " G2 -do-

10. Mrs. Beena Titus " C8 -do-

Dr. Vinukumar. V
9544183341

11. Mrs. Sapna M " B5 -do-

Shiv Shankar
9037470239

12. Mrs. Nejuma Sabu " B1 -do-

13. Mrs.Smiji Arun " C6 -do-

Mrs J.Prema
Ph: 2735854

14. Mrs. Lekshmi B " D1 -do-

15. Mr. Sundeep B " G3 -do-

Mrs. R. Selvaraju Beevi
Ph:2337529

16. Mrs. Neetha, Sunitha " G9 -do-

17. Mr.Shafeer Basheer " F8 -do-

18. Mr. Jacob John " E8 -do-

19. Mrs. Rupalekha Ram Mohan "G8 -do-

20. Mrs.George Mathew " B8 -do-

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695014, Kerala State

Reg.No. T. 3424/2001, Phone : 0471-2327762

President

M. Vijayakumar

Ph: 8547456623

Vice-President

R. Sanjeevkumar

9447251087

Secretary

P.K.Bhaskaran

Ph: 2433902

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2

Date.....

Sub: Reply to Notice dated 29/10/2022 issued under clause 8(h) of the Bye Law of the Association and Notice to withdraw malicious and defemstry statement contained in the notice and to render unqualified apology-reg.

1. This reply notice is issued in response to the notice issued by you and 19 others dated 29/10/2022, received on 09/12/2022, for convering a General Body Meeting (GBM) under clause 8(h) of the Bye-Law of Alsa Springfields Apartment Owners' Association(the Association in short). As your notice contained, false, baseless, fictitious, malicious and defamatory statements, against the President and Secretary of the Association, notice demanding withdrawal of the said part from your notice and render unqualified apology to avoid criminal and civil prosecution has been considered necessary. Taking into account the issues involved in your notice this reply has been made in three parts.

Part (I) deals with your demand to call a GBM under clause 8 (h) of the Bye-Law of the Association.

Part(II) deals with summary of your wild allegations and its reply showing the factual position.

Part(III) deals with demand to withdraw malicious false and defamatory contents from your notice and also render unqualified apology for making and disseminating defamatory statements effecting the reputation of the President and the secretary in their official and personal capacity.

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Reg.No. T. 3424/2001, Phone : 0471-2327762

President
M. Vijayakumar
Ph: 8547456623

Vice-President
R. Sanjeevkumar
9447251087

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P.K.Bhaskaran
Ph: 2433902

Joint Secretary
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Mrs. Pushpa Jayakumar
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P.O.Thomas
Ph: 0479-2351032

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9544183341

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Date.....

2. By-Law of the Association is the rule of Law which regulates the relationship between members and the Association and control the administration of the Association. Because of sharing of common facilities and amenities of the apartment complex by and among members, there is social and legal requirement of sharing expenses for maintenance, up keep and creation of new facilities. Despite mandatory nature of payment of monthly maintenance charge and sharing of other expenses, some of the members are not co-operating with the Managing Committee in this regard. They are disobeying important provisions of the bye-law, challenging decisions of Managing Committee and General Body and have been making slanderous statements about the officials of the Association. Now these members are emboldened to publish false statement with intention to injure the reputation of the President and the Secretary. Out of 20 signatories of the notice dated 29/10/2022, 18 are defaulters of above category. Among these 18 members, there are members who have not paid monthly maintenance charge for years, 13 among these 18 did not pay their share of contribution for CCTV installation, major servicing and updation of lifts and waste disposal works and so on. 90% of signatory to the notice being defaulters of above category, it is appropriate for them to introspect about their contribution in achieving the objective of promoting equality and fraternity referred to in the notice, maintenance of common areas and facilities, creation of new facilities etc.;

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President

M. Vijayakumar

Ph: 8547456623

Vice-President

R. Sanjeevkumar

9447251087

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Ph: 2433902

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R. Nalinakandan

9446328127

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Ph: 9447500629

Managing Committee Members

P.O.Thomas

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here, this introductory paragraph. Reply to your notice under each part is given below:

PART I

3. As stated in your notice, clause 8(h) of the bye-law empowers 20% or more members by a written demand with proper agenda can call for a GBM. If the meeting is not called by the secretary with in 15 days of the receipt of the notice, these members can convene a meeting with minimum 50% of attendance and take appropriate decision on the agenda as given by them. 50% attendance means minimum 50% of members of the Association. The bar imposed under clause 7(g) b is applicable to members who want to attend the meeting convened under clause 8(h) also. The GBM as demanded by the signatories, including you, has not been convened and the reason for the same is given in this part of the reply notice. The bye-law does not mandate that the Secretary should reply to the notice received under clause 8(h). As President and Secretary, we have no ill will towards any member, hence, informing you the reason for not acting on your notice.
4. 18 out of 20 signatory to the notice are defaulters. The name of the defaulters the amount outstanding against their names/against the flat where the signature is not a member is Annexured to the reply notice. Clause 7(g)(b) stipulates that a member who has not cleared the dues of the Association shall not be entitled to attend the GBM nor can appoint a proxy. Law assumes that a member, who signs a notice under clause 8(h) requiring the

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Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695014, Kerala State

Reg.No. T. 3424/2001, Phone : 0471-2327762

P resident
M . Vijayakumar
Ph: 8547456623

Vice-President
R. Sanjeevkumar
9447251087

Secretary
P.K.Bhaskaran
Ph: 2433902

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Ph: 9645876083

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Secretary to convene a special GBM to discuss the agenda points given in the notice is a member eligible to attend to GBM at the time signing the notice. Free from dues to association is a prerequisite to approach Secretary for convening GBM. Excluding 18 defaulters as given in the Annexures there are only 2 members, Sl. Nos. 7 and 19 in the list of signatories, who are eligible to sign the notice, which is far below the required number for convening GBM. The defaulters are aware that being defaulters they are ineligible to summon a GBM.

5.

The notice is issued on experimental basis. Had the demand been accepted and called a GBM irrespective of its outcome, defaulters would have claimed that they are not defaulters anymore. If these 18 members have acknowledged the dues and given under taking to clear the dues before attending the special GBM conveyed on their request, it was possible to consider their request favourably. Not only that defaulters are not allowed to attend the GBM, but they are also disqualified from signing notice under clause 8(h).clause 10(c) authorize the Managing Committee to suspend services of common facilities of the apartment complex. If owner defaults payment of dues to the Association after issuing 7 days notice in writing. The common facilities include lift service, waste disposal, water supply etc. From the authority given to the Managing Committee which is exercised through the Secretary, even by stopping water supply to the defaulters, it is clear that

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9544183341

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there is no scope for interpreting clause 8(h) of the bye-law to mean that the members referred to therein also include those defaulters.

6. Further, the content of your notice and the Agenda for the proposed meeting shows that ignoring everything about the Association, including its existence, you have erected a story that no GBM held since January 2010, no managing committee elected since then, no account maintained, no audit carried out, Associations fund to the tune of Rs. 9,00,000/-misappropriated and so on. Based on this fabricated story you set an Agenda for consideration by the proposed GBM.

7. The first item of Agenda is Election of Executive Committee and office bearers. It may be noted that General Body Meeting hold on 20/02/2022 elected a Managing Committee consisting of 5 officials and 6 Committee members who are running the Association since their election. They will be in the office for one year, which is extendable by 3 months, ie upto 20/05/2023. So, you can not have GBM for electing Managing Committee (not executive committee) under clause 8(h) of the bye-law.

8. Your second Agenda is vague. Presentation of accounts of the Association with presentation bank passbook of which period is not known. For what purpose you want accounts to be presented before the GB is also not known. You

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President
M. Vijayakumar
Ph: 8547456623

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Vice-President
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P.K.Bhaskaran
Ph: 2433902

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needed the audited statement of account or all book of accounts maintained is not clear. Members can call a GBM under clause 8(h) only with "Proper Agenda". Your first agenda is against the provisions of law and the second agenda item is vague and not proper.

9. The decision to modernise two very old lifts was taken by the GBM and MC about two years back. Based on the contribution received from members one lift has been modernized. Work on the second lift will be under taken and completed on receipt of contribution from the defaultors whose particulars have been give at para11(4). These defaultors demand for any discussion on the decision of GBM and MC on the subject not be entertained, before they clear the dues. When Trivandrm Corporation stopped collecting solid waste from the complex, arrangement made for disposal through contractor. The expenditure is to be shared among members. Even for this most essential requirement 13 person whose name appears at Para 11(4) are not paying their share. Despite their failure to pay for the service, collection and disposal of waste is going on. The arrangement for waste disposal has the approval of GBM and the MC. Question of any discussion on 3rd and 4th item on the proposed agenda on the asking of the defaultors does not arise. Both agenda points are improper for the reasons explained.

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9446328127

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Managing Committee Members
P.O.Thomas
Ph: 0479-2351032

M.Aruna Prasad
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9544183341

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Ph: 2337529

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Date.....

10. Duty of the Secretary to convene a GBM under clause 8(h) is to be read conjointly with clause 7 (c) of the bye-law, considering all aspects of the issue it is considered illegal and improper to call a GBM as demanded in your notice dated 29/10/2022, received on 09/12/2022.

PART II

11. Signatories to the notice for convening GBM under clause 8(h) are individually and collectively responsible and answerable to the content of the notice. It is not a request/demand for a GBM to discuss any urgent matter affecting the members who pay their dues in time and assist thereby the Managing Committee run the show, but an attempt to elect a Managing Committee from the defaulters so that their dues can be written off. That is the reasons totally fabricated accusations have been made, such as the one mentioned below:
- i. President and Secretary ostensibly holding the post without Mandate of General body and Managing Committee.

The present Managing Committee, composting officials and 6 members were elected by the GBM held on 20/02/2022. The following members who are signatories to the notice dated 29/10/2022 attended and took part in the proceedings of GBM.

- a) Mrs. Priya J L Flat No.1A(3rd signatory)
(Mr. Joy H Jones owner of the flat and husband of Mrs. Priya J L attend the GBM)

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M. Vijayakumar

Ph: 8547456623

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R. Sanjeevkumar

9447251087

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P.K.Bhaskaran

Ph: 2433902

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R. Nalinakandan

9446328127

Treasurer

Mrs. Pushpa Jayakumar

Ph: 9447500629

Managing Committee Members

P.O.Thomas

Ph: 0479-2351032

M.Aruna Prasad

Ph: 9645876083

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9544183341

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Ph:2337529

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Date.....

b) Mr. Kalyana Sundaram Flat No. D9 (4th signatory). GBM was held on 20/02/2022 after issuing notice to all members, including defaultors as provided in the bye-law. The tenure of the MC is one year or the another MC is elected by the GB within 3 months of expiry of the MC. The term of present MC will expire only on 20/05/2023.

ii. President and Secretary are interfering with peaceful life in the apartment which is liable to be prosecuted.

This is a wicked and brutal comments from all signatories and not worth to comment.

iii. Failed to do the needful pertaining waste management, Safety of members' maintenance of lifts etc.

A few members are indifferent and behaving most irresponsible manner by not paying monthly maintenance charge or not paying their share of expenses incurred for meeting expenses which are not part of monthly maintenance charge. Security camera (CCTV) installation, major lift modernization work, waste disposal work etc were to be completed from additional contribution from members as decided in GBM and MC. Among the 18 defaultors listed in the Annexure. 14 of them have not paid contribution for CCTV installation, lift work and waste disposal works. Their particulars are given below:

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P resident
M . Vijayakumar
Ph: 8547456623

10

Date.....

Vice-President
R. Sanjeevkumar
9447251087

Secretary
P.K.Bhaskaran
Ph: 2433902

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R. Nalinakandan
9446328127

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629

Managing Committee Members
P.O.Thomas
Ph: 0479-2351032

M.Aruna Prasad
Ph: 9645876083

Dr. Vinukumar. V
9544183341

Shiv Shankar
9037470239

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Ph: 2735854

Mrs. R. Selvathu Beevi
Ph:2337529

Sl.No.	Notice Sl.No.	Name and Apartment No.
1	1	Mr. sajith C K C3
2	2	Mr.Sreejith M C A5
3	6	Mr.Kiran Mohan M D7
4	8	Mr.Padma Kumar A6
5	9	Mrs.Jolly S K G2
6	10	Mrs.Beena Titus C8
7	11	Mrs. Sapna M B5
8	12	Mrs. Nijuma Sabu B1
9	13	Mrs. Smiji Arun C6
10	14	Mrs. Lakshmi D1
11	15	Mr.Sandeep G3
12	17	Mr.shajeer Basheer F8
13	18	Mr. Jacob John E8
14	20	Mr. George Mathew B8

Without paying their share of contribution, these persons do not have moral compunction to enjoy the benefits of these services and still complaint about the services as they did, it is high time to introspection.

The Managing Committee is facing hardships in meeting the genuine needs of members of the Association who pay their dues on time due to the recalcitrant attitude of defaulters. Monthly maintenance charge is fixed taking into account average monthly expenses for water, electricity, expenses on

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M . Vijayakumar

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Vice-President

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9447251087

11

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P.K.Bhaskaran

Ph: 2433902

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9446328127

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Mrs. Pushpa Jayakumar

Ph: 9447500629

Managing Committee Members

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housekeeping and sanitations, Lifts(4nos) AMC, Generator Maintenance, Security services, Salary of Staff, Maintenance of Electrical installations, motors and pump sets repairing, cleaningwork etc. Therefore, to maintain the apartment complex with all its utility services in top gear, payment of contribution by all members in time is most essential. Unfortunately a group of people with vested intrect is determined to spoil the well-established system and make life miserable of the majority members. Not paying the dues and claiming imaginary rights and false grievances disregarding the reality can be read in every line of the notice. All arrangements for waste management, maintenance of installation and other utility sources are in place.

- iv. After collecting huge funds from members under the guise of monthly maintenance charge nothing was done. Unnecessary fine, penalty etc. were charged to members.

This is totally false allegations. Funds are collected and maintenance charge fixed as decided by the GBM and MC. They have authority to do so under the bylaw. No penalty or fine is leived so far. Interest is levied as decided by the GBM. Members who pay for services can only have a say in assessing the quality of services received. Most of the signatories being defaulters, did not have the opportunity to attend the GBM,

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Ph: 8547456623

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9447251087

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the process of electing MC and how the administration of the Association is being carried out. The content of the notice of the same coupled will selfishness and in tolerance.

- v. Entire amount so far you have collected from 23/01/2010 till May 2020 was mis appropriated on the strength of self-styled President and Secretary.

You failed to audit the account.

Last 12 years, no General Body Meeting was called for, no election to executive Committee or other office bearers was held.

You forged many documents so as to make it appear to be minutes of meeting and submitted to Govt. authorities as if those forged documents were true.

Both of you elected members of the Association with dishonest intention of misappropriation of hard earned money of members almost to the tune of Rs 9,00,000/-, also deceived Govt. authorities by furnishing forged document as genuine. In the light of above serious allegation the lesser serious one are not listed and answered.

12. The allegation is that from January 2010 to May 2020 funds collected was mis appropriated. Amount collected from members, as fixed by the GB are accounted for in the cash book and ledgers and utilized for various purposes decided by MC, GBM. Proper records for all are maintained. All books of

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President
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Ph: 8547456623

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Vice-President
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accounts are initiated and maintained by Manager, not by President or Secretary. It is audited and balance sheet prepared by the Chartered Accountant, it is examined and passed by MC and GBM annually.

Secretary
P.K.Bhaskaran
Ph: 2433902

Joint Secretary
R. Nalinakandan
9446328127

13. The allegations that no GBM held in the last 12 years, no managing Committee was elected by the GB and no audit of account carried out during the period is not only irresponsible and mischievous but also stupid. About 45 GBM and MC meetings were held during the said period. Some of the Signatories had attended the GBM during the period as Shown below:

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629

Managing Committee Members
P.O.Thomas
Ph: 0479-2351032

- | | | | |
|----|--------------------|---------|-----------------------|
| 1. | Mr. Joy H Johnes | Flat A1 | 20/02/2022 |
| 2. | Mr.KalyanaSundaram | Flat D9 | 19/12/2020&20/12/2022 |
| 3. | Mr. Kiran Mohan M | Flat D7 | 19/10/2019 |
| 4. | Smt. B Lakshmi | Flat D1 | 23/01/2010 |

M.Aruna Prasad
Ph: 9645876083

Dr. Vinukumar. V
9544183341

Shiv Shankar
9037470239

She was elected as Treasure on that day, later her father L.S.V. Maniyan was Treasurer w. e. f. 15/04/2011 for many years. Both had attended many meetings.

Mrs J.Prema
Ph: 2735854

5. Smt. Sapna M Flat B5 28/09/2013

Mrs. R. Selvathu Beevi
Ph:2337529

She was elected as Managing Committee Member, and had attended may meetings.

- | | | | |
|----|--------------------------|---------|------------|
| 6. | Mr. Sunley S | Flat C7 | 27/02/2016 |
| 7. | Smt. Smiji Arunkumar | Flat C6 | 13/12/2014 |
| 8. | Smt. Rupalekha Ram Mohan | Flat G3 | 13/12/2014 |

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Mrs. R. Selvathi Beevi

Ph:2337529

14

Date.....

14. These members are reminded that loss of memory forget fullness is not an excuse for making malicious and defamitory Statement. GBM and Managing Committee Meetings are held as and when required basis and annually.

15. Six signatories to the notice are not members of the Association. This is not a Residence Association, but is a Flat Owners Association. They have masquerated as member of the Association for abusing, maligning and defaming the President and Secretary of the Association. They are:

- a. Smt. Asha C V , Flat F3. One Mr. vijayakumar has informed sometime back that he had purchased Flat No:F3. He was asked to produce proof. But after sometime he informed that it was not he who purchased the flat, but his wife Asha Vijayakumar. This time also he was asked to provide proof. Later he informed that it was not his wife but his daughter Asha Vijayakumar who purchased the flat. He was again asked to provide proof. On 31/08/2022 even a letter has been issued to Smt. Asha to produce proof of ownership of the flat, but no reply received so far.
- b. Sri Padmakumar Flat A6. Owner of the flat is Smt Sobha Rao C P. Sometime back she informed that her daughter was staying in the flat. It is not known who the gentleman who signed the notice as owner is. Spouse or children can only be nominated as member of the Association by the owner. Unless such nomination received in writing the occupiers of the Flat is a stranger to the Association.

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695014, Kerala State

Reg.No. T. 3424/2001, Phone : 0471-2327762

P resident

M. Vijayakumar

Ph: 8547456623

Vice-President

R. Sanjeevkumar

9447251087

Secretary

P.K.Bhaskaran

Ph: 2433902

Joint Secretary

R. Nalinakandan

9446328127

Treasurer

Mrs. Pushpa Jayakumar

Ph: 9447500629

Managing Committee Members

P.O.Thomas

Ph: 0479-2351032

M.Aruna Prasad

Ph: 9645876083

Dr. Vinukumar. V

9544183341

Shiv Shankar

9037470239

Mrs J.Prema

Ph: 2735854

Mrs. R. Selvathu Beevi

Ph:2337529

15

Date.....

c. Smt. Beena Titus, Flat C8. Mr. Titus Pullooran is the owner of the flat. Association is not aware who this person is. No intimation from the flat owner received.

d. Smt. Nijuma Sabu, Flat B1. Mr. Sabu A is the Flat owner. Association is not aware who this person is. No intimation received from the Owner.

e. Mr. Sundeeep, Flat G3. The flat owners are DR. Babusunder S & Mrs Deepti Sukumar. The Association is not aware who this person is.

No intimation received from the Owners.

f. Mr. Shajeer Basheer, Flat F8. Mr & Mrs. Thangam Sudhan are owners of the flat. It is not known who is this Shajeer Basheer. No intimation received from flat owners.

16. If any person has not signed the notice himself and the signature is forged one, it is for that person to make police complaint and proceed against the person who forged their signature. In the absence of police complaint, it will be presumed that all the 20 persons who have signed the notice prepared it consciously and published it and will face the legal consequences.

17. There is an allegation that some members are dissuaded from making payment of maintenance charge and later huge interest/fine is imposed. The intention is to justify non-payment of maintenance charge but that will certainly misfire because the president and Secretary has never been

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16

Date.....

approached by any member with regard to payment of maintenance charges. The maintenance charge is fixed by GB and there is no clarification needed for payment. Payment is made to the Manager who issue receipt on behalf of the Treasurer or directly transferred to Bank Account. Every month dues are informed in writing to all flat owners. The allegation that some members are allowed to pay dues without interest by the President and Secretary is false. They have no authority to do it and has not done it.

18. The allegation that documents have been forged, cheated the government, misappropriated Rs 9,00,000/- belonging the Association etc are replied at Part III of the reply notice.

19. Mr. Sajith C K (C3) purchased the flat in January 2020. Sri. Joy H Jones (A1) whose wife Priya J L signed the notice, purchased the flat about an year ago. Mr. Kiran Mohan (D7) purchased the flat on 03/10/2018. These members have no right to make allegation against officials in respect of period prior to purchase of flat.

PART III

20. Major parts of the statement appearing in your notice dated 29/10/2022 are per se malicious and defamatory. It is aimed at to lower, injure and destroy the personal reputation of the President and the Secretary of the Association, to hold them upto ridicule and shun them away from the society. By making and publishing the following false,

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M. Vijayakumar

Ph: 8547456623

Date.....

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Vice-President

R. Sanjeevkumar

9447251087

Secretary

P.K.Bhaskaran

Ph: 2433902

Joint Secretary

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Ph:2337529

baseless, fabricated, scandalous and malicious statement. You and 19 others, whose name and signature appear in the said notice have severely injured the character, fame and reputation of the President, Sri M Vijayakumar and the Secretary, Sri P K Bhaskaran of Alsa Springfields Apartment Owners Association:

"Both of you have not alone cheated the members of the Association with dishonest intention of misappropriation of hard earned money of the members almost to the tune of Rs 9,00,000/- (Rupees Nine Lakh), but also you have deceived Govt authorities by furnishing forged document as genuine."

(There are more deformatory statement in your notice, which will be reproduced in legal notice we purpose to send, if the circumstances demand it.)

21. The statement reproduced above printed and publish under your signature, which are absolutely false and fabricated by you, with intention to injure our reputation. As a result of your deformatory statement our reputations within the Alsa Springfields Apartment Complex and public at large have been lowered.
22. We, therefore, demand that you withdraw the portion of deformatory statement reproduced above from your notice and render an unqualified apology for making and publishing the said statement within 15 days of receipt of the notice.

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P resident
M . Vijayakumar
Ph: 8547456623

Date.....

Vice-President
R. Sanjeevkumar
9447251087

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23. If you fail to comply with the above said demand, we will institute suit for damages against you and 19 others claiming compensation Rs 10,00,000/- for each of us.

Secretary
P.K.Bhaskaran
Ph: 2433902

We have also decided to file private complaint before criminal court for prosecuting you under I.P.C for defamation; in the event of your failure to ~~the~~ withdraw the statement as demanded.

Joint Secretary
R. Nalinakandan
9446328127

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629

Managing Committee Members
P.O.Thomas
Ph: 0479-235 1032


Secretary


President

M.Aruna Prasad
Ph: 9645876083

Dr. Vinukumar, V
9544183341

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Ph: 8547456623

Date.....

Vice-President
R. Sanjeevkumar
9447251087

19

ANNEXURE

Secretary
P.K.Bhaskaran
Ph: 2433902

LIST OF DEFAULTERS WHO HAVE SIGNED DEMAND FOR GBM UNDER CLAUSE 8(h) OF THE BYE- LAW

Sl.No.	Sl.No. in the Notice	NAME	Flat No.	Amount Due Rs.
1	1	Sajith C K	C3	1,06,320 + interest
2	2	Sreejith M C	A5	1,37,267 + interest
3	3	Priya Joy	A1	4,624+ interest
4	4	Kalyana Sundaram	D9	9,671+ interest
5	5	Asha C V	F3	16,534+ interest
6	6	Kiran Mohan M	D7	45,709+ interest
7	8	Padmakumar	A6	83,845+ interest
8	9	Jolly S K	G2	1,09,825+ interest
9	10	Beena Titus	C8	1,73,440+ interest
10	11	Sapna M	B5	2,66,004 inclusive interest
11	12	Nijuma Sabu	B1	5,49,014+ interest
12	13	Smiji Arun	C6	1,09,958+ interest
13	14	Lakshmi B	D1	25,997+ interest
14	15	Sundeeep	G3	31,369+ interest
15	16	Neetha Sunitha	G9	5,885+ interest
16	17	Shajeer Basheer	F8	84,837+ interest
17	18	Jacob John	E8	3,53,313+ interest
18	20	George Mathew	B8	53,292+ interest

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Remarks: The amount is due when these persons (the word person is used as some of them are not members) signed the notice for GBM

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Reg. No. T. 3424/2001, Phone : 0471-2327762

President :

M.G. Prakasham

Ph : 2338955

14.03.2013

Vice-President

K. Subhash

Ph : 9447001388

NOTICE

FOR THE ATTENTION

OF THOSE WHO INTEND TO PURCHASE APARTMENT
FROM THIS APARTMENT COMPLEX.

Secretary

P.K. Bhaskaran

Ph : 2433902

Joint Secretary

Kesh Devarajan

Ph : 8129178375

Treasurer

L.S.V. Manian

Ph : 2491051

Managing Committee Members

M.A. Prasad

Ph : 9846943933

P.O. Thomas

Ph : 0479-2351032

Cletus Antony

Ph : 2335096

A.E. Mohammed Thaha

Ph : 9847282236

Mrs. J. Prema

Ph : 2735854

Mrs. R. Selvathu Beevi

Ph : 2337529

Legal Advisor

N. Gangadharan

Chief Judicial Magistrate (Rtd.)

Ph : 2574499

Some of the apartment owners are not paying their dues to the Association promptly, hence having arrears. Such dues are a charge on the respective apartment and change of ownership of the apartment will not alter the position. So, person buying such apartment will be liable to pay the dues, including interest, if any. Therefore, those who intend to purchase apartment from this apartment complex are advised to obtain non-liability certificate from the Association before purchase.



Secretary

Notice Boards: A & B Blocks

Copy to : All apartment owners

ANNEXURE - D

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

10-11-2020

Date.....

President
M. Vijayakumar
Ph: 8547456623

Vice-President
Govindan Gopi
Ph: 9633115617

Secretary
P.K. Bhaskaran
Ph: 2433902

Joint Secretary
K.P. Kailasnadh
Ph: 9444927951

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Ph: 9645876083

R. Nalinakandan
Ph: 9446328127

Dr. Vinukumar. V
Ph: 9544183341

Mrs. J. Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

To

Sri. Sajith. C.K.
 Flat No. C3
 Alsa Springfields Apartment
 Eswaravilasom Road,
 Trivandrum - 14

Sir,

I have your letter dated 25.08.2020. The letter is not addressed to anybody. There is no genuine points or matter stated in the letter. The points raised are seen due to your ignorance. You are seen confused totally. In fact, it does not even deserve a reply. However, since it was brought to me, the following clarifications are given to you.

1. You have stated that you paid the arrears to the Association on 15-01-2020 and wanted the interest part etc. to be returned to you immediately. In fact it was not your arrears, the arrears were from Sri. K. Thiruvadinatha Pillai who was the owner of the Flat No. C3. We never told you that the dues are from you or asked you to pay. We never received any amount from you on this account. There were a huge amount accumulated in the name of Sri. Thiruvadinatha Pillai, Flat No. C3. We were requesting him repeatedly to pay the dues. He paid his dues to the Association on 15-01-2020 by cheque for Rs. 67,763/-. Association receipt No. 7091 dt. 15-01-2020 was given to Sri. K. Thiruvadinatha Pillai for Rs. 67,763/-. The matter was settled. Now you wanted Rs. 40,300/- from the amount paid by Sri. Thiruvadinatha Pillai to the Association. The amount due from Sri. Thiruvadinatha Pillai was claimed by the Association and thus the amount was paid by him to the Association are correct and is in order.

You submitted a letter dated 06-03-2020 of Sri. Thiruvadinatha Pillai vide your letter dated 12-03-2020 saying that he sold the Flat to you. Neither he nor you had stated the date on which the Flat was sold / purchased. You have not submitted any proper records to the Association so far to show the date of purchase of the Flat etc. by you.

2. You have stated that from March end onwards no responsible persons were present in the Apartment to take care of people who are staying here.

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Your statement is absolutely wrong. The total strength of the staff is 9, Manager 1, Maintenance/Security 4 and Lady cleaners 4. All the 9 persons are responsible. Your comments that they are irresponsible are unwarranted. On Covid declaration, the Government wanted persons above the age of 65 years not to go out of home and to be at home. They are even permitted to work while at home, the situation still continues. The Manager is above 65 years and hence, he is allowed to work from home. Thus he is carrying out his work from home. However, with a view to supervise and attend the immediate maintenance, equipments, installations, administration matters etc. a person is engaged on supervisory capacity on temporary basis. Thus the strength is kept as 9 in the Apartment, while the Manager is working from his home. The Government's advice was to keep the staff strength at 50% but we are keeping at 100% and above.

The Secretary is also above 65 years of age. He is not an employee of the Association. But he undertakes his responsibilities and discharges them from his home promptly.

As all are aware, this is a Covid spreading season. The Government has closed its offices including Secretariat. There was even Tripple Lockdown restrictions in Trivandrum. There are no buses or other transport facilities available in the city. However, the 9 staff are coming to the Apartment and attending of the works. They were even coming to the Apartment by walking long distances. In case of any absents, substitutes are posted on the spot and works are carried out. The Police have blocked with barricades the road near and in front of the Apartment complex stopping entry completely. Under this bad situation we approached the Police by giving necessary certificate etc. and thus brought the staff to the Apartment. Post offices, Banks and many offices are not fully functional due to shortage of staff. Restaurants are not serving food, even Thattukadas are not functioning. But we are functioning with 100% staff. Few activities carried out by the Association during the Association during the period you pointed out are stated below.

നോട്ടീഫിക്കേഷൻ നമ്പർ: 142147

തീയതി: 12/10/2026

മുദ്ര: 142147

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ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

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Daily on routing basis: acceptance of cash, issue of receipts 2 nos, remittance of cash to bank, payments, preparation of vouchers, cheques, daily statement, getting the details in the bank pass book, preparation of cash books, Ledger, Personal accounts register etc. Water pumping, checking and rectification of water pumps, motors, electric room, Lifts 4 nos, generator, repair/replacements wherever needed, cleaning, waste disposal, sanitation of Lifts 4 nos, posting of substitute staff in case of leave/absents, checkings and supervision of premises, attending to various persons on their requirements etc. Payment of water bills, electricity bills, telephone bills etc. after preparing vouchers and cheques to their respective offices. Payment of salaries, wages, extra wages etc. after preparing bills, vouchers, cheques etc. All these are entered to respective registers. Preparation of monthly statement, preparation of various communications of various nature and needs, reminder for payment of dues, administrative matters etc. Preparation of annual statements of accounts for auditing and preparation of balance sheet by the Chartered Accountant, responding to various needs of Governmental agencies, conducting Managing Committee meeting of the Association, Legal, administrative and Management matters etc.

All the above said works are carried out without break. Some other works done during the period stated by you are ie. during Corona period are stated below.

Compound walls were painted to improve hygienic condition, was basins with liquid soap were fitted at the entrances of A&B blocks, waste disposal area was cleaned and improvements made, common area and stair cases of A&B blocks were cleaned engaging workers from outside, in addition to the normal work, water tanks ground floor 3 nos and roof top 4 nos were cleaned, brick works around water tanks at ground floor were done to prevent entry of water from the ground. Sanitations of lifts 4 nos by an outside agency was arranged. Damaged compound yards were repaired. Waste water drainage was repaired. Accounts of the last finance year were written and handed over to the Chartered Accountant for audit and preparation of balance sheet. All functions required are done without break, your statement, that there is no responsible person is false and baseless.

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The Association is not to take care of any people. It is everybody's personal matter, they should take care of themselves. The Association is to take care of the common facilities provided in the Apartment complex and the well being in general. This is being done by the Association now very well.

3. You have expressed your desire to know the lifts modernization works taken up by the Association. The position is given below:

The frequent breakdowns of lifts are causing a lot of difficulties, hardships and inconveniences to persons staying in this Apartment Complex. There are 4 lifts. The lifts are more than 20 years old and the company, M/s Johnson Lifts (P) Ltd. has stopped its manufacturing long back and hence, its spare parts have become obsolete and have been phased out by the factory and therefore, not possible for replacements etc. The Company was asking for replacement of the lifts with the present technology repeatedly.

The General Body of the Association has decided to examine the matter. Hence, the matter was taken up with the Company. After study, they suggested 1st to attend to the 2 lifts installed in the beginning at A and B blocks which are defective more frequently. The Company have given the following 2 proposals.

1. Replacement - Rs. 14,50,000/- per lift ie. for 2 lifts, Rs. 29,00,000/-
(This will cost Rs. 48,000/- per flat owner)
2. Modernization - Rs. 8,15,000/- per lift ie. for 2 lifts, Rs. 16,30,000/-
(This will cost Rs. 27,000/- per flat owner)

The Managing Committee and the last General Body of the Association had examined the matter and decided to accept the 2nd proposal of the Company ie Modernization of 2 lifts at A and B blocks for Rs. 8,15,000/- per lift. The General Body also decided each Flat owner to pay Rs. 27,000/- as their share. The above decisions of the Managing Committee and General Body of the Association was informed to all the Flat owners and payment from more than 50% of owners have been already received.

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Ph: 8547456623

Date.....

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You have stated that some Managing Committee Members have not given you the details when you contacted. They need to give you, because it is not their job. They are not operating any information / complaint desk of the Association. They are the members of the decision making body of the Association. Your approach was wrong, unwarranted and nuisance.

4. You have stated that the Association has no right to collect waste removal charges. This is wrong. Earlier, the waste of each Flat was taken and put in the dump yard by the persons staying in the flat by themselves. This was taken by the City Corporation by their workers in vehicle. This practise of removal of waste was stopped by the Corporation. Then the Association decided to arrange to take the waste from all the Flats engaging workers to the dump yard and to engage an outside agency to take the waste using their workers and vehicle. Thus 2 more staff, one more in each block A & B were engaged and an outside agency to take it out. It was also decided to share the additional expenses on this equally by Flat Owners. But actually the wages paid to 2 extra staff to take the waste from Flats to dump yard and for extra cleaning expenses are not included and collected. Only the amount paid to the outside agency to take the waste out is collected. It is not only the waste disposal charges but also water purchased in tanker lorry due to shortage of water, transformer repair, repair to water treatment plant etc. are also not included in the maintenance charge and has to be paid separately on equal sharing basis. With a view on this, the maintenance charge is kept low when compared to similar Flat Complexes.
5. Your statement that all the Association members must be the residents in the Flat is childish. It is for the Flat owners to decide where they should reside. It is for the Flat owners to decide who should be the Association Members. It is for the Flat owners to decide whether to stay there, rent it out or keep it locked etc.
6. You have stated that the Association have collected money from Flat owners for paint work and the work was not completed. After inviting quotations which were examined and approved by the Managing

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Ph: 2337529

Committee and General Body of the Association the work was awarded to a contractor. On nearing completion, the contractor discontinued the work. Only a small area outside, behind the building was left. The matter was examined by the Managing Committee and General Body of the Association. The work was not stopped and still continuing. Recently also paint work of an area was taken up. Any way you have not paid any amount towards the said paint work. Hence, you are not effected. Some Flat Owners are yet to pay their share for the paint work also.

7. You have stated that the Association have collected money from Flat owners from past 10 years for the construction of an office for the Association, but the work was not done so far. The work is pending due to paucity of funds. It will be taken up on improving funds position. Some of the Flat owners are yet to pay their share. Along with this programme, some other works such as new water connection, water treatment plant, purchase of tanker lorry water, new water pipe line, new Bore-well etc. were also taken up by the Association. Some of the Flat owners are yet to pay their share on the important and urgent works undertaken by the Association and completed. Though payments of their share were not made by some Flat owners, payments against all the above said works have been made without keeping any pending. Using of office funds for the above said important and urgent requirements of the Association has the approval of the General Body. Anyway, you have not paid any amount for the construction of an Association office started 10 years back. You have purchased a Flat only few months back. Therefore, you are not an affected party. Your claim of refund etc. is rejected as was explained in para one above.

8. You have stated that the Association has not conducted any Managing Committee meeting other than General Body meeting for the past 10 years. This is absolutely wrong. Managing Committee meetings were conducted in between General Body meetings every year. It is conducted as and when required also. Your statement that only 5-10 people were attended the General Body meeting is also false. Both the Managing Committee and General Body meetings are conducted

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

President
M. Vijayakumar
Ph: 8547456623

Date.....

Vice-President
Govindan Gopi
Ph: 9633115617

Secretary
P.K. Bhaskaran
Ph: 2433902

Joint Secretary
K.P. Kaikasnadh
Ph: 9444927951

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629

Managing Committee Members
P.O. Thomas
Ph: 0479-2351032

M. Aruna Prasad
Ph: 9645876083

R. Nalinakandan
Ph: 9446328127

Dr. Vinukumar. V
Ph: 9544183341

Mrs. J. Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

meeting the quorum requirements for such meetings. You should come to aware that the tenants cannot attend the meetings of the Flat Owners Association. Also the Flat Owners having dues to the Association cannot attend the General Body meeting of the Association as they are not qualified for it.

9. Your statement that the Association is doing special favours to executive members by waiving huge amount is wrong. There was no special favour by waiving any amount to any person was done as was alleged. It is not known as who are the executive members. In this Association there are only Managing Committee Members. Since it is a serious allegation, which is absolutely wrong, it may have to be examined separately, if needed.

10. You have stated that the Association is not supposed to charge interest on delayed payments. Electricity bills, water bills, Telephone bills, staff salary etc. are to be paid before a particular date every month. AMC's of Lifts, 4 nos; Generator etc. are also to be paid regularly. Repairs / replacement of Motors and Pump sets for water supply are to be made on the spot paying the amount. Diesel for Generator, Electrical fittings, bulbs etc. are to be purchased on the spot paying the amount. Housekeeping items, office stationery, postage, garden maintenance etc. are to be done on the spot. In case of water shortage, tanker lorry water has to be purchased paying the amount on the spot. If the Flat Owners are irresponsible and won't pay their dues regularly all the above functions will be collapsed and stopped, resulting the Apartment misfit for living. Is this that you wanted. The interest is fixed to motivate Flat owners to pay their dues to the Association punctually. Normary, a big time gap is given for payment and payment with interest. A responsible person living in a civilized society should pay the dues on due and live with dignity instead of living availing the facilities provided by the Association shamelessly.

Your dues to the Association is Rs. 44,700/- + Interest.

11. Your statement that play grounds in the Apartment Complex are not provided by the Association is childish. You wanted play grounds for men, women, children etc. You purchased the Flat well knowingly

ശ്രീമദ് മഹാശാസ്താവേ നമഃ
പ്രാർത്ഥനാശ്ചൈവ സർവ്വവിപരീതവിനാശകം
പ്രാർത്ഥനാശ്ചൈവ സർവ്വവിപരീതവിനാശകം

പ്രാർത്ഥനാശ്ചൈവ

ശ്രീ

പ്രാർത്ഥനാശ്ചൈവ

പ്രാർത്ഥനാശ്ചൈവ സർവ്വവിപരീതവിനാശകം

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Ph: 8547456623

Date.....

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Govindan Gopi
Ph: 9633115617

Secretary
P.K. Bhaskaran
Ph: 2433902

Joint Secretary
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Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

that such facilities are not available here. The prize you paid for the Flat is also very low when compared with Flats having such facilities. In the sale deed of your Flat C3 also will not have badminton courts, swimming pools etc. for men, women, children etc. This illegal demand is considered as a trick to get sympathy from others.

12. There are restrictions to persons staying here to go and enter to others flats, to prevent spread of Corona in the Apartment Complex. Due to Covid spread, meetings, assembly of people etc. are also prohibited in the premises.

13. Your statement that you have requested the Association to install CC Cameras in the premises is a lie. You never made such a request. However, the Association has already decided to install CC Camera system and Sri. G.R. Arunkumar, Flat C6 was requested to prepare a plan and that he was working on it. It will be done on availability of funds.

14. You have stated that there is nobody here to collect the maintenance charge etc. The following persons around you are paying their maintenance charge and other dues to the Association regularly during the Covid-19 period. Sri. Kiran Mohan D7, Smt. Rupalekha Ram Mohan G8, S/s George Joseph E1, M.G. Prakash G6, K. Subhash F1, Smt. Rajalakshmi D1, S/s Gipi Gopinath D8, P.O. Thomas G1, Rakesh Devarajan F9, R. Nalinakandan A9, P.K. Bhaskaran B3, Dr. V. Kamala G4, Varghese Philip G5, Asha vijayakuimar F3, Sasidharan Surendran D6, Johnson lifts B9, C9, K.P. Kailasnadh F5, Donald Alphonson D3, Sanjeev kumar E2, Smt. Thangam Suthan F8, S/s Govindan Gopi E5, Vijayakumar D5, Thomas Mathew D4, Smt. Rebecca Mammen, Neetha G9, Pushpa Jayakumar E9, S/s Jacob John E8, Benny Varghese C4, Smt. Selvathu Beevi F4, Sosamma Louise E3, Mercy Jose F6, Joice Pius Gomez B4, Sri. Sasidharan Surendran D6, Dr. Vinukumar E7, Smt. Nizakassim kunju A4, S/s Frederic Francis B7, Shiv Shankar A3, Shaji Pankiraj B6 etc. etc.

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

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Reg. No. T. 3424/2001, Phone : 0471-2327762

President
M. Vijayakumar
Ph: 8547456623

Date.....

Vice-President
Govindan Gopi
Ph: 9633115617

Secretary
P.K. Bhaskaran
Ph: 2433902

You can give your dues to the Supervisor Sri. Kuttappan, he will give you the receipt. You can even remit it to the Association's bank account, later Sri. Kuttappan will give you the receipt. You can collect the bank details from Sri. Kuttappan. You can discuss with the Manager on Telephone, if clarification is needed. You can also collect the telephone number of the Manager from the staff. Your dues to the Association is Rs. 44,700/-

Joint Secretary
K.P. Kailasnadh
Ph: 9444927951

Yours faithfully,

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629



Secretary

Managing Committee Members
P.O. Thomas
Ph: 0479-2351032

M. Aruna Prasad
Ph: 9645876083

R. Nalinakandan
Ph: 9446328127

Dr. Vinukumar. V
Ph: 9544183341

Mrs. J. Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

ANNEXURE-F

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695 014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

PresidentM. Vijayakumar
Ph: 8547456623

Date: 16.12.2019

Vice- PresidentGovindan Gopi
Ph: 9633115617**Secretary**P.K. Bhaskaran
Ph: 2433902**Joint Secretary**G.R. Arunkumar
Ph: 9349375093**Treasurer**Mrs. Pushpa Jayakumar
Ph: 9447500629**Managing Committee Members**P.O. Thomas
Ph: 0479-2351032**M.Aruna Prasad**

Ph: 9645876083

R. Nalinakandan

Ph: 9446328127

Mrs. J. Prema

Ph: 2735854

Mrs. R. Selvathu Beevi

Ph: 2337529

Mrs. G. Sangeetha

Ph: 9846849036

To

Mr. M.C. Sreejith
Flat No.A5
Alsa Springfields Apartment
Thiruvananthapuram- 695014

Sub : Purchase of Flat No. A5 - reg .

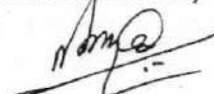
Ref : Your letter dt. 16.12.2019

This has reference to your letter cited informing that you have purchased Flat No. A5 in this Apartment Complex. We are happy to welcome you to the Association.

In this connection, please note that a sum of Rs. 51849/- + interest is due to the Association from Flat No.A5. We request you to make the payment at the earliest.

Thanking You,

Yours faithfully


Secretary

ANNEXURE - E

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

EASWARAVILASOM ROAD, VAZHUTHACADU, TRIVANDRUM - 695 014, PH: 2327762

Receipt

No. **7905**

Date **17.01.2020**

Received with thanks from **Mr. K. Shrivardine Pillai C.3.**

the sum of Rupees **Sixty seven thousand Seven hundred Sixty three**
 being Water Treatment Plant (2500/-), Assn. Office (2500/-), Paint works ^{only} (Rs 17077), Tanker for ny. water/waste disp. Bal. 160/-, W/Disp 2015-16 (1800/-)
 2017-18 (1700/-), 18-19 (1700/-), Pending Int. 25/- & Total Int. 403.00/- Rs on
 By C.No 030907 dt. 15.01.2020 on Axis Bank Karamana TVM. 2/15.01.2020
 For ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Rs **67763/-**

ETM

Secretary / Treasurer

(Subject to realisation only after Issuing permanent receipt from office bearers)

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695 014, Kerala State
Reg. No. T. 3424/2001, Phone : 0471-2327762

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Mrs. J. Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

Mrs. G. Sangeetha
Ph: 9846849036

25.01.2020
Date.....

To

Mr. M.C .Sreejith
Flat No. A5
Alsa Springfield's Apartment
Trivandrum - 14.

Sir,

Sub : **Purchase of flat No. A5 - reg.**

Ref : 1) Your letter dated 16.12.2019.
2) Association letter dated 16.12.2019.
3) Your letter dated 03.01.2020.

Your attention is invited to the above, regarding your purchase of flat No. A5. In this connection your attention is also invited to the Board placed in front of this building at the entrance, which read as follows:

"

ALSA SPRING FIELD APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Trivandrum - 14
Reg. No. T. 342/2001, Phone : 0471 - 2327762

**FOR THE ATTENTION OF THOSE WHO INTEND TO PURCHASE
APARTMENT FROM THIS APARTMENT COMPLEX.**

Some of the Apartment Owners are not paying their dues to the Association promptly, hence having arrears. Such dues are a charge on the respective Apartment and change of ownership of the Apartment will not alter the position. So person buying such Apartment will be liable to pay the dues including interest, if any. Therefore, those who intend to purchase Apartment from the Apartment complex are advised to obtain non-liability certificate from the Association before purchase.

SECRETARY "

Cont.... 2

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Eswaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695 014, Kerala State
Reg. No. T. 3424/2001, Phone : 0471-2327762

President
M. Vijayakumar
Ph: 8547456623

Date.....

:2:

Vice- President
Govindan Gopi
Ph: 9633115617

The above said matter was also placed in the Notice Board of the Association.

Secretary
P.K. Bhaskaran
Ph: 2433902

You are staying here in Flat No. A3 as a tenant for the past about 3 years and still continuing. You cannot say you are not aware of it. You have not informed the Association regarding your purchase of Flat No. A5 and that you have not obtained the non-liability certificate from the Association before purchase. The Flat No. A5 is having liability to the Association. It was your responsibility to ascertain properly and fully the liabilities of the flat before purchase. Your failure is the reason for the present situation. Now it is your responsibility to pay and clear the liability of the Flat No. A5. The details of liabilities are given below:

Joint Secretary
G.R. Arunkumar
Ph: 9349375093

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629

(1)	Maintenance Charge	Rs. 23,174
(2)	Improvements of Fire safety and rescue system	Rs. 1,900
(3)	Improvements and modernization of lifts	Rs. 27,000

Managing Committee Members
P.O. Thomas
Ph: 0479-2351032

Total

Rs. 52,074

M.Aruna Prasad
Ph: 9645876083

R. Nalinakandan
Ph: 9446328127

We have send the above claims and send reminders of the above liabilities (dues) to the former owner of Flat no. A5 and he was fully aware of it, but it seems he has not informed you and suppressed the fact thus cheated you for which you will have to take action against him according to law.

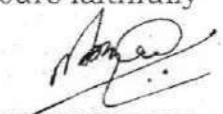
Mrs. J. Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

You are requested to pay the above said liabilities (dues) to the Association at the earliest. You have stated in your letter 3rd cited that you will proceed against the Association, if the liability issue is further taken up with you. You are informed that you will be doing it at your risk and expenses.

Mrs. G. Sangeetha
Ph: 9846849036

Yours faithfully


SECRETARY

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Eswaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695 014, Kerala State
Reg. No. T. 3424/2001, Phone : 0471-2327762

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Ph: 8547456623

Vice- President
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Ph: 9446328127

Mrs. J. Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

Mrs. G. Sangeetha
Ph: 9846849036

Trivandrum
20.08.2020
Date.....

To

Sri. Sreejith .M.C
Flat No. A5
Alsa Springfield Apartment
Eswaravilasom Road,
Vazhuthacaud, Trivandrum - 14

Sir,

Sub: Purchase of Flat No. A5 and settlement of its liabilities / dues to the Association - reg.

On 24-02-2020 you filed a complaint before the Museum Police Station. The Police station informed me that the complaint is that the Association is asking you to pay the dues of the Flat not only for the period from 09.12.2019, the date of purchase of the flat by you, but also for the period of the former owner. This leads you to mental disorder and suicide tendency. The Police station wanted me to discuss the matter on 19.03.2020 at 11 AM at the Police station. I attended. You were present.

The Inspector in charge of the station wanted to know the version of the Association. I gave him a copy of order dated 25.09.2000 of the Hon. High Court of Judicature at Madras to wind up the company M/s Alsa Construction and Housing Ltd, who was the builder. I told him that as the construction works were incomplete, the then owners of flats formed this Association and contributed about Rs. 40 Lakhs to complete the balance works relating to Electricity, Water, Lifts installation, Floor tiles laying, civil works, painting etc. and made the Apartment fit for living. The winding up of the builder company ordered by the Hon. High Court still continues. Therefore, the responsibility of the Association is much greater. I gave him a copy of Association letter dated 25.12.2020 given to you and explained the details relating to the liabilities of Flat A5. To avoid repetition, a copy of the letter is enclosed here with.

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

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Ph: 9846849036

Date.....

I also told the Inspector that you are a trouble maker and the Association have already made complaints about it to this Police station. A copy of one such complaints dated 25.01.2018 was given to the Inspector. You were staying here as a tenant hiring Flat A3. I explained that you must talk to Sri. Prabhakaran. N the former owner and try to realise the amount. If the talk fails, since there is provision in the sale deed to take legal action against the seller Sri. Prabhakaran for hiding the liabilities and not settling the dues before sale, the buyer ie you must take legal action and realise it from him. Based on the information given to me during your earlier discussion with me, I told the Inspector that you have already approached the Human Rights Commission with this case, but they refused to accept and entertain your complaint. What they offered you was only to make a telephone call to me. I advised you to avoid it as it will not serve any purpose. Since you failed there, you filed the Police complaint. I suggested to the Inspector that since you yourself has stated that you have mental disorders and suicide tendency, you must be sent to Mental Hospital for check up and treatment.

After hearing carefully, the Police Inspector directed the followings:

1. The present/owner ie you must pay the amount due from 09.12.2019 onwards to the Association immediately.
2. The Police station will contact the former owner Sri. Prabhakaran and try to make him to pay the liabilities / dues of his period. You will provide necessary details to the station to facilitate it and initiate other actions to collect the amount due from Sri. Prabhakaran.

On 19.03.2020 afternoon, after the above said discussion at the Police station, you came to the Association office and shouted and made disturbances to the peaceful atmosphere of the office. You threatened that you will drag me again to the Police station.

10/10/2023 10:10:10 AM
10/10/2023 10:10:10 AM

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The detailed statement of the liabilities/dues is given below.

Sl No	Date	Particulars	Amount (Rs)
1	September 2018	Maintenance charge (balance)	174.00
2	October 2018	Maintenance charge	1500.00
3	November 2018	"	1500.00
4	December 2018	"	1500.00
5	January 2019	"	1500.00
6	February 2019	"	1500.00
7	March 2019	"	1500.00
8	April 2019	"	1500.00
9	May 2019	"	1500.00
10	June 2019	"	1500.00
11	July 2019	"	1500.00
12	August 2019	"	1500.00
13	September 2019	"	1500.00
14	October 2019	"	1500.00
15	November 2019	"	1500.00
16	December 2019	"	2000.00
17	January 2020	"	2000.00
18	February 2020	"	2000.00
19	March 2020	"	2000.00
20	April 2020	"	2000.00
21	May 2020	"	2000.00
22	June 2020	"	2000.00
23	July 2020	"	2000.00
24	Fire safety works, due on 10.02.2020		1900.00
25	Lifts modernization		27000.00
26	10.05.2020 - waste disposal charge-2019-20		1700.00
Total			67774.00
			+ Interest

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695 014, Kerala State
Reg. No. T. 3424/2001, Phone : 0471-2327762

President
M. Vijayakumar
Ph: 8547456623

Vice- President
Govindan Gopi
Ph: 9633115617

Secretary
P.K. Bhaskaran
Ph: 2433902

Joint Secretary
G.R. Arunkumar
Ph: 9349375093

Treasurer
Mrs. Pushpa Jayakumar
Ph: 9447500629

Managing Committee Members
P.O. Thomas
Ph: 0479-2351032

M.Aruna Prasad
Ph: 9645876083

R. Nalinakandan
Ph: 9446328127

Mrs. J. Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

Mrs. G. Sangeetha
Ph: 9846849036

Date.....

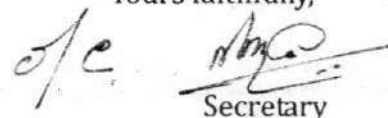
As a rule, when full payment is not made to clear the entire dues, the amount received is adjusted against the oldest dues and interest. However, respecting the directions given to you by the Inspector, Museum Police station to clear the amount fallen due from the date of purchase of the Flat first, and thereafter to take steps to settle the other dues as suggested by him, the Association will not follow the principle first stated above, and wait for settlement later.

You are therefore, requested to act upon the directions of the Inspector of Police stated above without further delay.

Yours faithfully,


F/M

Encl: 1


Secretary

Copy to: The Inspector
Museum Police Station
Trivandrum.
For information please.

Copy forwarded to all Managing Committee
Members.

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

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Ph: 2337529

Mrs. G. Sangeetha
Ph: 9846849036

25.01.2020

Date.....

To

Mr. M.C .Sreejith
Flat No. A5
Alsa Springfield's Apartment
Trivandrum - 14.

Sir,

Sub : Purchase of flat No. A5 - reg.

Ref : 1) Your letter dated 16.12.2019.
2) Association letter dated 16.12.2019.
3) Your letter dated 03.01.2020.

Your attention is invited to the above, regarding your purchase of flat No. A5. In this connection your attention is also invited to the Board placed in front of this building at the entrance, which read as follows:

"

ALSA SPRING FIELD APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Trivandrum - 14
Reg. No. T. 342/2001, Phone : 0471 - 2327762

FOR THE ATTENTION OF THOSE WHO INTEND TO PURCHASE
APARTMENT FROM THIS APARTMENT COMPLEX.

Some of the Apartment Owners are not paying their dues to the Association promptly, hence having arrears. Such dues are a charge on the respective Apartment and change of ownership of the Apartment will not alter the position. So person buying such Apartment will be liable to pay the dues including interest, if any. Therefore, those who intend to purchase Apartment from the Apartment complex are advised to obtain non-liability certificate from the Association before purchase.

SECRETARY "

Cont.... 2

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695 014, Kerala State
Reg. No. T. 3424/2001, Phone : 0471-2327762

President
M. Vijayakumar
Ph: 8547456623

Date.....

:2:

Vice-President
Govindan Gopi
Ph: 9633115617

Secretary
P.K. Bhaskaran
Ph: 2433902

Joint Secretary
G.R. Arunkumar
Ph: 9349375093

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Mrs. R. Selvathu Beevi
Ph: 2337529

Mrs. G. Sangeetha
Ph: 9846849036

The above said matter was also placed in the Notice Board of the Association.

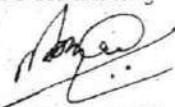
You are staying here in Flat No. A3 as a tenant for the past about 3 years and still continuing. You cannot say you are not aware of it. You have not informed the Association regarding your purchase of Flat No. A5 and that you have not obtained the non-liability certificate from the Association before purchase. The Flat No. A5 is having liability to the Association. It was your responsibility to ascertain properly and fully the liabilities of the flat before purchase. Your failure is the reason for the present situation. Now it is your responsibility to pay and clear the liability of the Flat No. A5. The details of liabilities are given below:

(1) Maintenance Charge	Rs. 23,174
(2) Improvements of Fire safety and rescue system	Rs. 1,900
(3) Improvements and modernization of lifts	Rs. 27,000
Total	Rs. 52,074

We have send the above claims and send reminders of the above liabilities (dues) to the former owner of Flat no. A5 and he was fully aware of it, but it seems he has not informed you and suppressed the fact thus cheated you for which you will have to take action against him according to law.

You are requested to pay the above said liabilities (dues) to the Association at the earliest. You have stated in your letter 3rd cited that you will proceed against the Association, if the liability issue is further taken up with you. You are informed that you will be doing it at your risk and expenses.

Yours faithfully


SECRETARY

ANNEXURE-I

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

President
M. Vijayakumar
Ph: 8547456623

Vice-President
Govindan Gopi
Ph: 9633115617

Secretary
P.K. Bhaskaran
Ph: 2433902

Joint Secretary
K.P. Kailasnadh
Ph: 9444927951

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Managing Committee Members
P.O. Thomas
Ph: 0479-2351032

M. Aruna Prasad
Ph: 9645876083

R. Nalinakandan
Ph: 9446328127

Dr. Vinukumar. V
Ph: 9544183341

Mrs. J. Prema
Ph: 2735854

Mrs. R. Selvathu Beevi
Ph: 2337529

Date...31-12-2020.....

To,

Sri. Sreejith. M.C
 Flat A5, Alsa Springfields Apartments
 Eswaravilasom Road,
 Trivandrum - 14

Sir,

Sub: Purchase of Flat A5 with liability - payment of dues to the Association - reg:

- Ref: 1. Your letter dated 16-12-2019
 2. Association letter dated 16-12-2019
 3. Your letter dated 3-1-2020
 4. Association letter dated 25-01-2020
 5. Association letter dated 20-08-2020

Your attention is invited to above vide. Vide your letter 1st cited, you informed the Association that you have purchased Flat A5 on 19-12-2019 and requested to transfer all transactions connected with the flat to your name. The Association vide the letter 2nd cited informed you that the Flat A5 is having a liability of Rs. 51,849/- + interest to the Association and requested you to pay and settle it at the earliest vide your letter 3rd cited to the Association, you have stated that you purchased the Flat on 09-12-2019 and that all transactions from that date is to be in your name. To this, the Association vide letter 4th cited had informed you its position. The relevant portion from the said letter is extracted and reproduced below to your ready reference.

In this connection your attention is invited to the Board placed in front of this building at the entrance, which read as follows:

“ALSA SPRINGFIELD APARTMENT OWNER'S ASSOCIATION
 Eswaravilasom Road, Vazhuthacaud, Trivandrum - 14.
 Reg. No. T.342/2001, Phone: 0471-2433902

FOR THE ATTENTION OF THOSE WHO INTEND TO PURCHASE
 PARTMENT FROM THIS APARTMENT COMPLEX.

Some of the Apartment Owners are not paying their dues to the Association promptly, hence having arrears. Such dues are a charge on the respective Apartment change of ownership of the Apartment will not alter the position. So person buying such Apartment will be liable to pay the dues including interest, if any. Therefore, those who intend to purchase Apartment from the Apartment complex are advised to obtain non-liability certificate from the Association before purchase.

SECRETARY.”

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

President

M. Vijayakumar

Ph: 8547456623

Vice-President

Govindan Gopi

Ph: 9633115617

Secretary

P.K. Bhaskaran

Ph: 2433902

Joint Secretary

K.P. Kailasnadh

Ph: 9444927951

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Ph: 9447500629

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Ph: 9446328127

Dr. Vinukumar. V

Ph: 9544183341

Mrs. J. Prema

Ph: 2735854

Mrs. R. Selvathu Beevi

Ph: 2337529

Date.....

The above said board is still in front of the building. It is a public notice and binds on persons who desires purchase apartment from the complex. The matter was also placed in the Notice Board of the Association.

You were staying here in Flat A3 as a tenant for the past about 3 years. Therefore, you cannot say that you are not aware of the Board stated above its contents. So, you intentionally ignored the direction of the Association. You have not obtained the non-liability certificate from the Association before purchase of the Flat. The Flat A5 was having liability to the Association. It was your responsibility to ascertain properly and fully the liabilities of the Flat before purchase. Had you informed the Association and ascertain regarding the liability to the Flat, either you should have paid it to the Association and obtained a non-liability certificate and deducted the amount from the amount payable to the seller or you should have asked the seller to pay the liability to the Association and get the non-liability certificate. These are the actions generally taken by persons buying Flat in this Apartment Complex. You have failed in doing your above said options and responsibilities. Your failures are the reason for non-settlement of the liability of the Flat. Therefore, you are liable to pay and settle the liability of Flat A5.

The Association have sent the claims and reminders to the former owner of Flat A5 and thus he was aware of the liability. In case he has not disclosed it to you and suppressed the fact, the Association had brought it to your notice vide Association communications stated above and advised you to take action against him in accordance with law. Our such advices were also ignored by you. The relevant provisions in the sale deed executed by you are given below.

Page 5, Sl.No. 4

"And it is hereby further declared that the said schedule property hereby transferred is free from all encumbrances, charges, claims or demands and that the seller have not done anything where by property may be subject to any attachment or lien of any court or person whatsoever."

Page 6, Sl.No. 5

"The seller further confirm, affirm and undertake that what all stated herein above are true to the best of his knowledge, information and belief and that if it is found otherwise and thereby the purchaser or any other person claiming under them happen to suffer and loss, the same will be indemnified by the seller, out of his movable and immovable properties both present and future."

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Dr. Vinukumar. V

Ph: 9544183341

Mrs. J. Prema

Ph: 2735854

Mrs. R. Selvathu Beevi

Ph: 2337529

Date.....

It is clear from the above that you can claim and collect the liabilities of Flat A5 from the seller Sri. Prabhakaran. N.

Vide Association letter 5th cited above, your action in complaining against the Association to the Museum Police Station was explained. It was stated there in that on 24-02-2020 you filed the said complaint against the Secretary for asking you to pay the dues of the Flat A5 to the Association. You stated that this would lead you to mental disorder and suicide tendency. As called by the Police Station, I attended a discussion on the subject on 19-03-2020 at 11 AM in the Police Station. You were present.

I explained the matter in detail to the Inspector in-charge of Museum Police Station, which were detailed in the letter 5th cited and other letters given to you. I explained to you that you must talk to Sri. Prabhakaran. N who sold the Flat to you and realise the liability of Flat A5. If the talks fails, you must take action against him according to law and is provided in the sale deed executed between you and the seller. It is your responsibility to take action against him and realise the liability of the Flat from the seller. I also told the Inspector that you have already approached the Human Right Commission with this case, but they refused to take up the case. Since you yourself has informed the Police that you have mental disorders and suicide tendency, I suggested to the Inspector that you must be sent to mental hospital for check up and treatment.

After hearing carefully, the Police Inspector had directed the followings:

1. You must pay the amount due from 09-12-2019 onwards to the Association immediately.
2. The Police Station and you will take up the matter with Sri. Prabhakaran, the seller. You will provide necessary details to the Police Station and initiate other actions to collect the amount due from Sri. Prabhakaran.

But you have not taken any action on the above said 2 directions of the Inspector of Police, Museum Police Station. The detailed statement of liabilities/ dues of Flat A5 was given to you and requested to abide by the directions mentioned above given to you by the Inspector in-charge of Museum Police Station, you have ignored it.

On the same date afternoon, you came to the Association office and shouted and made disturbances.

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram - 695014, Kerala State

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President

M. Vijayakumar

Ph: 8547456623

Vice-President

Govindan Gopi

Ph: 9633115617

Secretary

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Ph: 2433902

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Ph: 9446328127

Dr. Vinukumar. V

Ph: 9544183341

Mrs. J. Prema

Ph: 2735854

Mrs. R. Selvathu Beevi

Ph: 2337529

Date.....

As you have not taken any action to pay and settle the liabilities/dues to the Association, the matter was discussed in the recently held Managing Committee and General Body meetings of the Association. It was noted that the matter was adequately and fully placed to you at the right time without any delay repeatedly by the Association. Therefore, no reduction or waiving of liabilities/dues of Flat A5 will be allowed, it was decided. It is the responsibility of the present owners of the Flat Sri. Sreejith Manezhath Chellappan and Smt. Bini Satheesan to pay and settle the liabilities/dues to the Association. The present due is Rs. 77,774/- + interest. You are requested to pay and settle it at the earliest.

Yours faithfully,


Secretary

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date: 07-09-2024

President
M.Vijayakumar
Ph: 8547456623

Vice-President
R.Sanjeevkumar
9447251087

Secretary
P.K.Bhaskaran
Ph: 2433902

Joint Secretary
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9446328127

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9544183341

Shiv Shanker
9037470239

Mrs.J.Prema
Ph: 2735854

Mrs.R.SelvathuBeevi
Ph:2337529

Registered with Ack Due

To,

The District Registrar (General)
Society Registrar, Trivandrum,
Office of the District Registrar,
Transport Bhavan,
Thiruvananthapuram-695023

Sir,

Sub: Registration of Apartment Owners Association by a few
members of Alsa Springfields Apartment Owners'
Association, Thiruvananthapuram (Reg No. T
3424/2001)-reg.

Ref: Reg. No. T3424/2001 and my letter dated 20/08/2024.

Please refer to my letter dated 20/08/2024 wherein it was
submitted that Alsa Springfields Apartment Owners' Association
could not submit application for renewal of the registration of the
Association as we could not fulfill the requirement, including list of
new office bearers elected by the General body, because election to
the Post of the Managing Committee scheduled was stayed by the
Honourable Preincipal Munsiff, Thiruvananthapuram pending
disposed of O.S.No 935/2023. The suit is still pending.

The Members who approached the court mainly wanted
cancellation of registration of the Association on the ground that
Apartment Owner's Association can not be registered under TC
Literary, scientific and Charitable Societies Registration Act 1955, but
only under Apartment Ownership Act 1983. The latter Act actually
deals with registration of Apartment by the S.R.O, in case an
apartment owner wanted to register his apartment under the said,

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9544183341

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9037470239

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Ph:2337529

2

by submitting the prescribed Declaration, Copy of title deed etc. through the builder or the Secretary of the Association. Having realized that the Success in the legal proceeding is dim, those persons are attempting to form an Association. Particulars of those persons and the amount payable by them to the Association on account of non-payment of monthly maintenance and other common expenses have been given in Annexure to the letter. Being defaulters, they can not attend General Body Meeting, and stand as candidate for election to the Managing Committee, but they wanted to be the administrators of the Association. Inorder to achieve their personal agenda, they have decided to form an association.

A copy of the Bye-law was filed at the time of registration. However, for ready reference, certain provisions of the Bye-law of Alsa Springfield Apartment Owners' Association, which operates as a bar against Members of the said Association forming any other association with similar objects have been quoted below:

- a. As the name indicates, Alsa Springfields Apartment Owners' Association is a registered body of 61 apartment owners'in to an Association for the objects set out in the MOA. under the existing law,-the registered name of the Association registered in Thiruvananthapuram District can not be used by any other body within the District of Thiruvananthapuram.
- b. Secondly the address of the Association can not be used to any other Association/ Society as their address.
- c. Thirdly, the area of operation set out in the MOA for the objects described solely belongs to the Association. Nobody can infringe the said rights.

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date:

3**President****M.Vijayakumar****Ph: 8547456623****Vice-President****R.Sanjeevkumar****9447251087****Secretary****P.K.Bhaskaran****Ph: 2433902****Joint Secretary****R.Nalinakandan****9446328127****Treasurer****Mrs.PushpaJayakumar****Ph: 9447500629****Managing Committee Members****P.O.Thomas****Ph: 0479-2351032****M.Aruna Prasad****Ph:9645876083****Dr.Vinukumar.V****9544183341****Shiv Shanker****9037470239****Mrs.J.Prema****Ph: 2735854****Mrs.R.SelvathuBeevi****Ph:2337529**

- d. In short if any dissidents group of members wanted to form an Association in the name and style, "Alsa Springfields Apartment Owners' Association" and desires to function parallely, it will be illegal activity.
- e. As per clause 4 case of the MOA, every apartment owner of "The Alsa Springfields Apartment Owners' Association" is a member of the Association by virtue of the ownership of the flat and car park allotted to him by the builder, undivided share in the land, common assets and common facilities. The primary function of the Association is to administer and manage the common assets and facilities through an execute committee elected by the members. The bye-law provides the required legal frame work and all members are bound by the bye-law. Violation of any provisions of the bye-law by any member is as bad as violating any law of the land and can be proceeded against him.
- f. Rule 6(e)(i) of the bye-law stipulates thus: "The entire rights over common areas and facilities of Alsa Springfields shall stand vested in the Managing Committee." The Association has a duly elected Managing Committee and the common assets and facilities are under its control. No member can asurp that authority by forming a rival association. Managing Committee can be changed only through established process of law. The members of this Association whose particulars are given in the Annexure are trying to form a rival association to asurp to the power of the Managing Committee. They have made preparation to approach you for registration of their Association without disclosing all facts and their true intention. This letter is intended to bring to your kind attention that the group of defaulters can not form an association for taking over the common ancess and

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State
Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date:

President

M.Vijayakumar

Ph: 8547456623

4

Vice-President

R.Sanjeevkumar

9447251087

facilities of Alsa Springfields Apartment Owners' Association
(Reg No.T3424/2001)

Secretary

P.K.Bhaskaran

Ph: 2433902

- g. under Rule 7(e)(iii)1 of the Bye-law, to Manage the properties of the Association mentioned in the MOA is the sole responsibility of the Managing Committee." To raise funds for the Association by subscription, donation or otherwise from among members" is also the responsibility of the Managing Committee as per Rule 6(e)(iii)2 of the bye-law. The protagonist of a parallel association, the defaulters named in the Annexure, are also trying to collect monthly subscription for maintenance from some gullible members.

Joint Secretary

R.Nalinakandan

9446328127

- h. The bye-law allows all members who have no dues to the Association to attend G B Meeting, stand as candidate for any position in Managing Committee. As the Annexure indicates, the persons who own huge amount to the Association want to take over administration by forming parallel association. This needs to be denied at any cost.

Treasurer

Mrs.PushpaJayakumar

Ph: 9447500629

Managing Committee Members

P.O.Thomas

Ph: 0479-2351032

M.Aruna Prasad

Ph:9645876083

Dr.Vinukumar.V

9544183341

It is submitted that the Association apprehends that by submitting false statement and suppressing material facts the members of the Association, whose particulars are given in the Annexure or someone among them are likely to approach you for the registration of an association even with a different name for Managing the Common assets and facilities of Alsa Springfields Apartments Owners' Association. Any application for registration of an Association from any group of person received which is directly or indirectly related to the name and address of Alsa Springfields Apartment Owners Association, its Area of operation and objects may be rejected for the reasons

Shiv Shanker

9037470239

Mrs.J.Prema

Ph: 2735854

Mrs.R.SelvathuBeevi

Ph:2337529

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Ph:2337529

5

already explained. We strongly object to if, it will create unrest, disturbances , friction and effect the peaceful atmosphere of the complex. Alternatively, notice may be issued to the undersigned on receipt of an application for registration of an Association, the kind already explained and be heard before taking any decision on such an application.

Thanking You.

Yours faithfully,



SECRETARY

* Enclosure: Annexure

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date:

President
M.Vijayakumar
Ph: 8547456623

Vice-President
R.Sanjeevkumar
9447251087

Secretary
P.K.Bhaskaran
Ph: 2433902

Joint Secretary
R.Nalinakandan
9446328127

Treasurer
Mrs.PushpaJayakumar
Ph: 9447500629

Managing Committee Members
P.O.Thomas
Ph: 0479-2351032

M.Aruna Prasad
Ph:9645876083

Dr.Vinukumar.V
9544183341

Shiv Shanker
9037470239

Mrs.J.Prema
Ph: 2735854

Mrs.R.SelvathuBeevi
Ph:2337529

6

ANNEXURE

Few Flat Owners having dues to the Association wanted to form another Association.

Name	Flat No.	Amount due to the Association in Rs.
1. Sri. C.K.Sajith	C3	1,60,375/-
2. Wife Smt. Swetha Sajith		
3. Sri .M.C.Sreejith	A5	1,93,822/-
4. Wife Smt.Bini Satheesan		
5. Sri. G.K.Arunkumar	C6	1,66,513/-
6. Smt.M.Sapna	B5	2,83,485/-
7. Sri. Joy.H.John	A1	7,059/-
8. Wife Smt. Priya J.L		
9. Sri. Jacob John	E8	4,09,868/-
10. Sri. George Joseph	E1	4,06,637/-
Suporters:	Sri. Kiran Mohan.M	Flat D7
	Wife Smt. Rathi. S. Nair	
	Smt. Lakshmi Balasubramaniam	Flat D1

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Reg. No. T. 3424/2001, Phone : 0471-2327762

Date: 09-08-2025

Ref :

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Ph:2337529

Registered with Ack Due

To,

Sub-Registrar,

Office of the Sub-Registrar, Chalai

Thiruvananthapuram-695036

Sir,

Sub: Claim of certain apartment owners regarding registration of

Bye-law for the Alsa Springfields Apartment Owner's and

Residents Association and registration of apartment under

Apartment Ownership Act, 1983.

1. I am the Secretary of Alsa Springfields Apartment Owner's Association (Reg. No.T.3424/2001),Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram, PIN-695014. The Association is registered under the T.C. Literary, Scientific and Charitable Societies Registration Act, 1955; like all Apartments Owners Association in Kerala. Copy of certificate No.T.3424 of 2001 issued by the Registrar is enclosed. All the 61 owners are members of the

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Association by virtue of ownership of the apartment. As required by the law, the Association is a registered body and function as per its Bye-law. Among other things, to maintain the common areas of facilities of the Alsa Springfields Complex is one of the important objects of the Association. The Members are legally bound to pay monthly subscription/ maintenance charge to the Association for the maintenance of the common facilities, such as water, electricity, sanitation, security, lifts 4nos, generator, borewell, pumpsets, motors, water purification plant, water removal, waste disposal, water tanks(7nos), cleaning building, compound, electricity and water installations, fire safety installations, administration and so on. The Managing Committee elected by the General Body is responsible for the maintenance of common areas and facilities which is carried out by the Secretary.

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2. There are a few members who enjoy all the common facilities without paying monthly subscription which is causing difficulties in meeting maintenance cost of most essential services. Recently, the Association filed a Suit for recovery of money (arrears of subscription/maintenance charge etc.) against two members who are joint owners of Apartment No. C-3. Their particulars are, Sajith.C.K and Swetha Sajith, the 1st and 2nd defendants in O.S. No604/2025 in the file of Honourable Addl. Munsiff's Court (R.C.C), Thiruvananthapuram. Apt. No. C-3 has been attached for the security for the suit amounts vide order dated 28/03/2025 in I.A.No.1/2025 in the above suit and the same has been communicated to your office. These two members did not pay subscription in the past 65 months. Besides these two, there are about 15 more Flat owners who can be called hardened defaulters. They are treated as Parasite by other members of the Association.

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However, in order to cover the public shame and disgrace, recently they have claimed that the Association is not registered under Apartment Ownership Act 1983, hence not paying maintenance. Monthly maintenance charge is paid for the maintenance of common assets/ facilities, which has nothing to do with registration of the Apartment under the 1983 Act. The said Act is applicable only to those owners who duly execute and register the declaration as provided in Section 5(2) read with Section 11(1) of the Act. All documents stipulated in the 1983 Act for registration of the apartment are to be submitted through the Secretary of the Association to S.R.O Chalai for registration of the apartment under the Act. The Secretary of the Association so far did not forward any document for registration of any apartment in the past; since no such application was submitted to him.

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3. In a counter affidavit dated 28/06/25 filed by the defendants in O.S.No.604/2025 they have stated thus:
- "The majority of members have already formed Apartment Owners' and Residents Association under the Provisions of the Kerala Apartment Ownership Act, 1983". In the written statement in the said O.S. filed on 28/06/25 at Para 6 the defendants claimed thus: "Additionally, the majority of apartment owners at Alsa Springfields have already decided to register a comprehensive bye-law for the Alsa Springfields Apartment Owners' and Residents Association with the Sub-Registrar's Office in Chalai". If these two statements are true (one is made under oath/affirmation), it will lead to serious legal implications involving your office, hence as Secretary of the Association I am submitting this representation.
4. The majority members stated in the counter-affidavit and written statement which is extracted and reproduced

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above, refers to about 15 hardened defaulters, out of 61 members of the Association. These defaulters owe huge amount to the Association. They have been researching as to how to evade payment of huge sum and finally seemed to have found a solution by forming rival Association. The question is, can those defaulters form an Association and register the same with the office of the Sub- Registrar, Chalai as has been claimed. The answer is a big No. However, if they have done it, by misleading your office, it needs to be cancelled after giving notice and hearing all concerned. If any application is under consideration for registration of the apartment under 1983 Act, I have objection to it as it has been submitted without my knowledge as Secretary. Some members of the Association is attempting to commit fraud on the Sub- Registrar's Office by misrepresentation of facts through illegal means. Why it is illegal is explained below:

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(a) Smt. Swetha Sajith and some others as members of the Association filed a Suit against the Association as O.S.No. 935/2023 for restraining the Association from administering the same without complying with the Provisions of the 1983 Act. The Association in its reply statement asserted that the registration of the apartment under the Act is optional and if any member(s) wanted to register his/her/their apartment under the Act, they can submit the prescribed documents and the same will be forwarded to S.R.O. Chalai for registration. The copy of thereply statement was given to the Plaintiffs on 22/02/2024 before filing in the Court. None of the Members submitted any documents to the undersigned, the Secretary of the Association so far.

If defaulters of the Association have formed a parallel Association under the name and style, "Alsa

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Date:

President**M.Vijayakumar****Ph: 8547456623****Vice-President****R.Sanjeevkumar****9447251087****Secretary****P.K.Bhaskaran****Ph: 2433902****Joint Secretary****R.Nalinakandan****9446328127****Treasurer****Mrs. Pushpa Jayakumar****Ph: 9447500629****Managing Committee Members****P.O.Thomas****Ph: 0479-2351032****M.Aruna Prasad****Ph: 9645876083****Dr.Vinukumar.V****9544183341****Shiv Shanker****9037470239****Mrs.J.Prema****Ph: 2735854****Mrs.R.Selvathu Beevi****Ph: 2337529****8****Springfield Apartment Owners and Residents****Association" and submitted application through****someone claiming to be Secretary for registration of****any apartment located within the Area of Operation of****Alsa Springfields Apartment Owner's Association****(Reg.No.T.3424/2001) comprised in Survey No 405/1,****405/2, 405/3, 405/4-1 and 406/6-1 with a total area of****58.05 cents in Thycaud Village, Thiruvananthapuram,****should be rejected, because whoever had forwarded it****is not the Secretary of the Association as mandated by****the 1983 Act. If any bye-law has been submitted along****with the application by any individual owner, that is a****fake bye-law.****(b) By-law of an Association or Society has to be registered****under the relevant provisions of state or central law.****There is no provision to register a bye-law under 1983****Act. Sub-Registrar's Office cannot register the bye-law of**

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9

an Association or society in any Books prescribed under Section 51 of the Registration Act, 1908. The Bye-law referred to in Section 16 of the 1983 Act is a bye-law of the Apartment Owners' Association registered under the relevant state or central law. 1983 Act postulates the existence of a registered Association because the application for registration of the apartment is to be forwarded to S.R.O by the Secretary of the Association. Therefore, Alsa Springfields Apartment Owners' Association (represented by its Secretary) believes that S.R.O.Chalai will not entertain those about 15 defaulters trying to form "Alsa Springfields Apartment Owners' and Residents Association" and attempting to register individual apartment without the knowledge of the undersigned. The residents are tenants of the owners; hence, an Association of Owners and Residents is enigmatic. There are numerous legal grounds which

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forbid the defaulters from forming a parallel Association within the premises of Alsa Springfields Apartment Owners Association. A few of them are briefly stated below:

- (i) The defaulters cannot form an Association being a member of the Alsa Springfields Apartment Owners' Association. They also cannot enounce membership of the Association being an owner sharing individual share in the land and common facilities with co-members/ co-owners.
- (ii) The Managing Committee is the custodian of the common areas and common facilities. The individual apartment owner holds only his apartment and the car park space allotted to him. Maintenance of common areas and facilities are the responsibility of the Managing Committee. The Committee is doing the same to

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Date:

President**M.Vijayakumar****Ph: 8547456623****11**

the satisfaction of all members, except the defaulters.

Vice-President**R.Sanjeevkumar****9447251087**

- (iii) Adding the word "Residents" to the name of the legally constituted present Association only exposes the sinister move of the defaulters to overcome legal impediment in giving a name associated with the registered Association. However, they have forgotten that the area of operation, address and the objectives set out in MoA solely belongs to the Registered Association and none can infringe that right.

Secretary**P.K.Bhaskaran****Ph: 2433902****Joint Secretary****R.Nalinakandan****9446328127****Treasurer****Mrs. Pushpa Jayakumar****Ph: 9447500629****Managing Committee Members****P.O.Thomas****Ph: 0479-2351032****M.Aruna Prasad****Ph: 9645876083****Dr.Vinukumar.V****9544183341**

- (iv) The duly elected present Managing Committee will hold office till such time a new Committee is elected by the General Body of the Association. Violation of any provision of the bye-law is bad as violating any law of the land and can be proceeded against.

Shiv Shanker**9037470239****Mrs.J.Prema****Ph: 2735854****Mrs.R.Seivathu Beevi****Ph: 2337529**

AESA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

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(v) The dissidents/ defaulters made attempts earlier to form a parallel Association and registration of the same with Registrar of Societies, Thiruvananthapuram District but did not succeed. According to their statement before the Civil Court, quoted at para 3above, they are now attempting to register the so called "Apartment Owners and Residents Association" with S.R.O Chalai.

5. There are many legal reasons for turning down the surreptitious move of some defaulters to form and register an Association in relation to the objectives of Alsa Springfields Apartment Owners' Association for the purpose of taking over administration and maintenance responsibility. They believe that some kind of recognition of their move on the part of S.R.O will give them

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legitimacy. Inview of the facts and legal position explained
above, I request you to kindly examine the following:

(a) In case your office has registered any individual
apartment from Alsa Springfields Apartment Complex,
Thycaud village (Survey No. and full address given in
para I above) under the Apartment Ownership
Act,1983, such registration ^{is} to be reviewed being
illegal after issuing notice to the undersigned and the
concerned apartment owner (s). If any request for
registration is under consideration, I may be heard
before taking decision for registration.

(b) According to Mr.Sajith.C.K and Smt. Swetha Sajith,
they and some others already decided to submit a
comprehensive bye-law for "Alsa Springfields
Apartment and Owner's and Residents Association"
and to register the Association with Sub-Registrar,
Chalai,S.R.O. Their, statement submitted to the Court

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is counter signed by an Advocate. Bye-law of the Association is not a miscellaneous document and it cannot be registered in the Miscellaneous Book maintained by the S.R.O. Sub-Registrar's office cannot register bye-law of an Association as claimed above. Competent Authority for the same is Registrar of Societies, Thiruvananthapuram District (District Registrar), but that would not restrain anybody from submitting an application as contented by the above named two persons or some one from their group.

Details of few persons who are expected to submit such request^{to} you are given below.

Name	Flat No.	Amount due to the Association in Rs.
1. Sri.C.K.Sajith	C3	1,90,275/-
2. Wife Smt.SwethaSajith		
3. Sri.M.C.Sreejith		
4. Wife SmtBiniSatheesan	A5	2,23,722/-

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5. Sri.G.K.Arunkumar

C6

1,96,413/-

6. Smt.M.Sapna

B5

3,13,385/-

7. Sri.Joy.H.John

8. Wife Smt.Priya.J.L

A1

36,959/-

9. Sri.Kiran Mohan M

10.Wife Smt. Rathi.S.Nair

D7

29,900/-

11.Smt.B.Parvathy and

12.Smt.Lakshmi

D1

29,895/-

13.Sri.Jacob John

E8

4,39,768/-

14.Sri.Kalyana Sundaran

D9

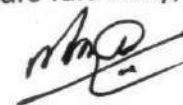
29,900/-

Requests/Notices are issued to all Flat Owners every month for payment. Copies of the last months such letters dated 12-07-2025 sent to the above persons (9 nos) are enclosed. We strongly object to it, will create unrest disturbances, friction and effect the peaceful atmosphere of the complex.

If any such application is received and your office is inclined to consider the same, I may be heard on the same before taking a decision.

Enclo-10nos

Yours faithfully,



SECRETARY

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State
Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date:

President**M.Vijayakumar****Ph: 8547456623****Vice-President****R.Sanjeevkumar****9447251087****Secretary****P.K.Bhaskaran****Ph: 2433902****Joint Secretary****R.Nalinakandan****9446328127****Treasurer****Mrs. Pushpa Jayakumar****Ph: 9447500629****Managing Committee Members****P.O.Thomas****Ph: 0479-2351032****M.Aruna Prasad****Ph: 9645876083****Dr.Vinukumar.V****9544183341****Shiv Shanker****9037470239****Mrs.J.Prema****Ph: 2735854****Mrs.R.Selvathu Beevi****Ph: 2337529****16**

✓ Copy to: Registrar of Societies,

Office of the District Registrar,

Thiruvananthapuram-695023

Please refer to my letter dated 07/09/2024 regarding attempt being made by a few members of the Association, who are defaulters of monthly subscription, for registrations of a rival Association with in the premises of the Alsa Springfields Apartment Owners Association (Reg.No. T.3424/2001), together with the above said ~~to~~ enclosers.



**സംവത്സര രജിസ്ട്രാർ ചെയ്യുന്നതു സംബന്ധിച്ച
സർട്ടിഫിക്കറ്റ്**

1955-ലെ 12-ാമത് തിരുവിതാംകൂർ-കൊച്ചി സാഹിത്യ, ശാസ്ത്രീയ, ധർമ്മസംഘങ്ങൾ
രജിസ്ട്രാറാക്കൽ ആക്ട്

ക്രമനമ്പർ **1.3424**

വർഷം **2001**.....

1955-ലെ 12-ാമത് തിരുവിതാംകൂർ-കൊച്ചി സാഹിത്യ, ശാസ്ത്രീയ,
ധർമ്മസംഘങ്ങൾ രജിസ്ട്രാറാക്കൽ ആക്ട് അനുസരിച്ച് **Alga. Spring
Fields. Apartment owners Assn. Co. Ltd.** രജിസ്റ്ററാക്കപ്പെട്ടതും
ചെയ്തതായി ഞാൻ ഇതിനാൽ സാക്ഷ്യപ്പെടുത്തുന്നു. **12.10.2001**

ആയിരത്തിത്തൊള്ളായിരത്തി രണ്ടായിരത്തിരുന്നമാണ്ട്
.....**2001**... മാസം **14**... തീയതിയായ ഇന്ന് ഞാൻ
കൈപ്പറ്റപ്പെട്ട നൽകിയിരിക്കുന്നു.

സംഘം രജിസ്ട്രാർ.

GPT. 26/4538/94/100,000/V.

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date: 12-07-2025

President
M.Vijayakumar
Ph: 8547456623

Vice-President
R.Sanjeevkumar
9447251087

Secretary
P.K.Bhaskaran
Ph: 2433902

Joint Secretary
R.Nalinakandan
9446328127

Treasurer
Mrs.Pushpadayakumar
Ph: 9447500629

Managing Committee Members
P.O.Thomas
Ph: 0479-2351032

M.Arune Prasad
Ph:9645876083

Dr.Vinukumar V
9544183341

Shiv Shanker
9037470239

Mrs.J.Prema
Ph: 2735854

Mrs.R.SelvathuBeevi
Ph:2337529

To,

All Flat Owners (with name) Mr. C.K. SAJITH &
Mrs SWETHA SAJITH
Flat No. C-3

Sir/Madam,

Sub: Request for Payment of dues to the Association

A sum of Rs. 1,90,275/- + interest is due from you to the Association as on date. The details have been already given to you. If you need any clarification, please contact this office and collect it. You can also contact the Estate Manager at 8547150342 for details, interest due etc. We are urgently in need of funds. You are requested to pay your dues immediately.

The Bank account details of the Association are given below. You can remit your dues to this account also.

Name: AlsaSpringfields Apartment Owner's Association
Bank: State Bank of India, Trivandrum
Branch: Jagathy, Code: 70568
SB Account No: 57004982592
IFSC: SBIN0070568

While making payments against dues to the Association by way of Bank Transfer, the details such as Flat owners' name, Flat number, Telephone number etc also may be given.

Maintenance charge of a particular month is due for payment on the 1st of next month. 10 days grace period is allowed. You are requested to pay it before 10th every month. If not paid, interest will be charged from 1st onwards.

Thanking you,

Yours faithfully,


Secretary



12-07-2025

Note: The Managing Committee and the General Body of the Association has decided to take legal action for recovery of the dues. You are, therefore, advised to avoid such action by remitting your dues immediately.


Secretary

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date: 12-07-2025

President

M.Vijayakumar

Ph: 8547458623

Vice-President

R.Sanjeevkumar

9447251087

Secretary

P.K.Bhaskaran

Ph: 2433902

Joint Secretary

R.Nalinakandan

9446328127

Treasurer

Mrs.Pushpalakshmi

Ph: 9447500629

Managing Committee Members

P.O.Thomas

Ph: 0479-2351032

M.Aruna Prasad

Ph:9645876083

Dr.Vinukumar.V

9544183341

Shiv Shanker

9037470239

Mrs.J.Prema

Ph: 2735854

Mrs.R.SelvatnuBeevi

Ph:2337529

To,

All Flat Owners (with name) MR.M.C.SREEJITH &
MRS. BINI SATHEESAN.
Flat No: A-5

Sir/Madam,

Sub: Request for Payment of dues to the Association

A sum of Rs. 2,23,722/- + interest is due from you to the Association as on date. The details have been already given to you. If you need any clarification, please contact this office and collect it. You can also contact the Estate Manager at 8547150342 for details, interest due etc. We are urgently in need of funds. You are requested to pay your dues immediately.

The Bank account details of the Association are given below. You can remit your dues to this account also.

Name: AlsaSpringfields Apartment Owner's Association

Bank: State Bank of India, Trivandrum

Branch: Jagathy, Code: 70568

SB Account No: 57004982592

IFSC: SBIN0070568

While making payments against dues to the Association by way of Bank Transfer, the details such as Flat owners' name, Flat number, Telephone number etc also may be given.

Maintenance charge of a particular month is due for payment on the 1st of next month. 10 days grace period is allowed. You are requested to pay it before 10th every month. If not paid, interest will be charged from 1st onwards.

Thanking you,

Yours faithfully,

Secretary

Note: The Managing Committee and the General Body of the Association has decided to take legal action for recovery of the dues. You are, therefore, advised to avoid such action by remitting your dues immediately.

Secretary

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date: 12-07-2025

President
M.Vijayakumar
Ph: 8547456623

Vice-President
R.Sanjeevkumar
9447251087

Secretary
P.K.Bhaskaran
Ph: 2433902

Joint Secretary
R.Nalinakandan
9446328127

Treasurer
Mrs.PushpaJayakumar
Ph: 9447500629

Managing Committee Members
P.O.Thomas
Ph: 0479-2351032

M.Aruna Prasad
Ph:9645876083

Dr.Vinukumar.V
9544183341

Shiv Shanker
9037470239

Mrs.J.Prema
Ph: 2735854

Mrs.R.SelvathuBeevi
Ph:2337529

To,

All Flat Owners (with name) **MR. G. R. ARUN KUMAR**
Flat No. **C-6**

Sir/Madam,

Sub: Request for Payment of dues to the Association

A sum of Rs. 196,413/- + interest is due from you to the Association as on date. The details have been already given to you. If you need any clarification, please contact this office and collect it. You can also contact the Estate Manager at 8547150342 for details, interest due etc. We are urgently in need of funds. You are requested to pay your dues immediately.

The Bank account details of the Association are given below. You can remit your dues to this account also.

Name: AlsaSpringfields Apartment Owner's Association

Bank: State Bank of India, Trivandrum

Branch: Jagathy, Code: 70568

SB Account No: 57004982592

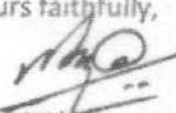
IFSC: SBIN0070568

While making payments against dues to the Association by way of Bank Transfer, the details such as Flat owners' name, Flat number, Telephone number etc also may be given.

Maintenance charge of a particular month is due for payment on the 1st of next month. 10 days grace period is allowed. You are requested to pay it before 10th every month. If not paid, interest will be charged from 1st onwards.

Thanking you,

Yours faithfully,


Secretary

Note: The Managing Committee and the General Body of the Association has decided to take legal action for recovery of the dues. You are, therefore, advised to avoid such action by remitting your dues immediately.


Secretary

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref: _____

Date: 12-07-2025

President
M.Vijayakumar
Ph: 8547456623

Vice-President
R.Sanjeevkumar
9447251087

Secretary
P.K.Bhaskaran
Ph: 2433902

Joint Secretary
R.Nalinakandan
9446328127

Treasurer
Mrs.Pushpadayakumar
Ph: 9447500929

Managing Committee Members
P.O.Thomas
Ph: 0479-2351032

M.Aruna Prasad
Ph:9645876083

Dr.Vinukumar.V
9544183341

Shiv Shanker
9037470239

Mrs.J.Prema
Ph: 2735854

Mrs.R.SelvathuBeevi
Ph:2337529

To,

All Flat Owners (with name) MRS. M. SAPNA -
Flat No. B-5.

Sir/Madam,

Sub: Request for Payment of dues to the Association

A sum of Rs. 3,13,385/- + interest is due from you to the Association as on date. The details have been already given to you. If you need any clarification, please contact this office and collect it. You can also contact the Estate Manager at 8547150342 for details, interest due etc. We are urgently in need of funds. You are requested to pay your dues immediately.

The Bank account details of the Association are given below. You can remit your dues to this account also.

Name: AlsaSpringfields Apartment Owner's Association

Bank: State Bank of India, Trivandrum

Branch: Jagathy, Code: 70568

SB Account No: 57004982592

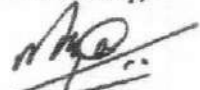
IFSC: SBIN0070568

While making payments against dues to the-Association by way of Bank Transfer, the details such as Flat owners' name, Flat number, Telephone number etc also may be given.

Maintenance charge of a particular month is due for payment on the 1st of next month. 10 days grace period is allowed. You are requested to pay it before 10th every month. If not paid, interest will be charged from 1st onwards.

Thanking you,

Yours faithfully,


Secretary

Note: The Managing Committee and the General Body of the Association has decided to take legal action for recovery of the dues. You are, therefore, advised to avoid such action by remitting your dues immediately.


Secretary

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State
Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date: 12.07.2025.

President
M.Vijayakumar
Ph: 8547456623

Vice-President
R.Sanjeevkumar
9447251087

Secretary
P.K.Bhaskaran
Ph: 2433902

Joint Secretary
R.Nalinakandan
9446328127

Treasurer
Mrs.Pushpalayakumar
Ph: 9447500629

Managing Committee Members
P.O.Thomas
Ph: 0479-2351032

M.Aruna Prasad
Ph: 9645876083

Dr.Vinukumar.V
9544183341

Shiv Shanker
9037470239

Mrs.J.Prema
Ph: 2735854

Mrs.R.SelvathuBeevi
Ph: 2337529

To,

All Flat Owners (with name) MR. Joy H. Johns & MRS. PRIYA J.L.
Flat No: A-1.

Sir/Madam,

Sub: Request for Payment of dues to the Association

A sum of Rs. ~~36,959/-~~ + interest is due from you to the Association as on date. The details have been already given to you. If you need any clarification, please contact this office and collect it. You can also contact the Estate Manager at 8547150342 for details, interest due etc. We are urgently in need of funds. You are requested to pay your dues immediately.

The Bank account details of the Association are given below. You can remit your dues to this account also.

Name: AlsaSpringfields Apartment Owner's Association
Bank: State Bank of India, Trivandrum
Branch: Jagathy, Code: 70568
SB Account No: 57004982592
IFSC: SBIN0070568

While making payments against dues to the Association by way of Bank Transfer, the details such as Flat owners' name, Flat number, Telephone number etc also may be given.

Maintenance charge of a particular month is due for payment on the 1st of next month. 10 days grace period is allowed. You are requested to pay it before 10th every month. If not paid, interest will be charged from 1st onwards.

Thanking you,

Yours faithfully,

Secretary

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date: 12-07-2025

PresidentM.Vijayakumar
Ph: 8547456623**Vice-President**R.Sanjeevkumar
9447251087**Secretary**P.K.Bhaskaran
Ph: 2433902**Joint Secretary**R.Nalinakandan
9446328127**Treasurer**Mrs.PushpaJayakumar
Ph: 9447500629**Managing Committee Members**P.O.Thomas
Ph: 0479-2351032**M.Aruna Prasad**

Ph: 9645876083

Dr.Vinukumar.V

9544183341

Shiv Shanker

9037470239

Mrs.J.Prema

Ph: 2735854

Mrs.R.SelvathuBeevi

Ph: 2337529

To,

All Flat Owners (with name) MR. KIRAN MOHAN. M. &
MRS. RATHI S. NAIR
Flat No. D-7.

Sir/Madam,

Sub: Request for Payment of dues to the Association

A sum of Rs. 29,900/- + interest is due from you to the Association as on date. The details have been already given to you. If you need any clarification, please contact this office and collect it. You can also contact the Estate Manager at 8547150342 for details, interest due etc. We are urgently in need of funds. You are requested to pay your dues immediately.

The Bank account details of the Association are given below. You can remit your dues to this account also.

Name: AlsaSpringfields Apartment Owner's Association

Bank: State Bank of India, Trivandrum

Branch: Jagathy, Code: 70568

SB Account No: 57004982592

IFSC: SBIN0070568

While making payments against dues to the Association by way of Bank Transfer, the details such as Flat owners' name, Flat number, Telephone number etc also may be given.

Maintenance charge of a particular month is due for payment on the 1st of next month. 10 days grace period is allowed. You are requested to pay it before 10th every month. If not paid, interest will be charged from 1st onwards.

Thanking you,

Yours faithfully,


Secretary

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date: 12.07.2025

President
M.Vijayakumar
Ph: 8547456623

Vice-President
R.Sanjeevkumar
9447251087

Secretary
P.K.Bhaskaran
Ph: 2433902

Joint Secretary
R.Nalinekandan
9446328127

Treasurer
Mrs.PushpaJayekumar
Ph: 9447500629

Managing Committee Members
P.O.Thomas
Ph: 0479-2351032

M.Aruna Prasad
Ph: 9645876083

Dr.Vinukumar V
9544183341

Shiv Shanker
9037470239

Mrs.J.Prema
Ph: 2735854

Mrs.R.SelvathuBeevi
Ph: 2337529

To,

All Flat Owners (with name) MRS B.PARVATHY &
MRS LAKSHMY
Flat No. D-1

Sir/Madam,

Sub: Request for Payment of dues to the Association

A sum of Rs. 29,895/- + interest is due from you to the Association as on date. The details have been already given to you. If you need any clarification, please contact this office and collect it. You can also contact the Estate Manager at 8547150342 for details, interest due etc. We are urgently in need of funds. You are requested to pay your dues immediately.

The Bank account details of the Association are given below. You can remit your dues to this account also.

Name: AlsaSpringfields Apartment Owner's Association

Bank: State Bank of India, Trivandrum

Branch: Jagathy, Code: 70568

SB Account No: 57004982592

IFSC: SBIN0070568

While making payments against dues to the Association by way of Bank Transfer, the details such as Flat owners' name, Flat number, Telephone number etc also may be given.

Maintenance charge of a particular month is due for payment on the 1st of next month. 10 days grace period is allowed. You are requested to pay it before 10th every month. If not paid, interest will be charged from 1st onwards.

Thanking you,

Yours faithfully,

Secretary

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State

Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date: 12-07-2025

President
M.Vijayakumar
Ph: 8547456623

Vice-President
R.Sanjeevkumar
9447251087

Secretary
P.K.Bhaskaran
Ph: 2433902

Joint Secretary
R.Nalinakandan
9446328127

Treasurer
Mrs.Pushpalayakumar
Ph: 9447500629

Managing Committee members
P.O.Thomas
Ph: 0479-2351032

M.Aruna Prasad
Ph:9645876083

Dr.Vinukumar V
9544183341

Shiv Shanker
9037470239

Mrs.J.Prema
Ph: 2735854

Mrs.R.SelvathuBeevi
Ph:2337529

To,

All Flat Owners (with name) MR. JACOB JOHN
Flat No. E-8.

Sir/Madam,

Sub: Request for Payment of dues to the Association

A sum of Rs. 439768/- + interest is due from you to the Association as on date. The details have been already given to you. If you need any clarification, please contact this office and collect it. You can also contact the Estate Manager at 8547150342 for details, interest due etc. We are urgently in need of funds. You are requested to pay your dues immediately.

The Bank account details of the Association are given below. You can remit your dues to this account also.

Name: AlsaSpringfields Apartment Owner's Association

Bank: State Bank of India, Trivandrum

Branch: Jagathy, Code: 70568

SB Account No: 57004982592

IFSC: SBIN0070568

While making payments against dues to the Association by way of Bank Transfer, the details such as Flat owners' name, Flat number, Telephone number etc also may be given.

Maintenance charge of a particular month is due for payment on the 1st of next month. 10 days grace period is allowed. You are requested to pay it before 10th every month. If not paid, interest will be charged from 1st onwards.

Thanking you,

Yours faithfully,

Secretary

Note: The Managing Committee and the General Body of the Association has decided to take legal action for recovery of the dues. You are, therefore, advised to avoid such action by remitting your dues immediately.

Secretary

ALSA SPRINGFIELDS APARTMENT OWNER'S ASSOCIATION

Easwaravilasom Road, Vazhuthacaud, Thiruvananthapuram-695 014, Kerala State
Reg. No. T. 3424/2001, Phone : 0471-2327762

Ref :

Date: 12.07.2025

President

M.Vijayakumar

Ph: 8547456623

Vice-President

R.Sanjeevkumar

9447251087

Secretary

P.K.Bhaskaran

Ph: 2433902

Joint Secretary

R.Nalinakandan

9446328127

Treasurer

Mrs.Pushpadakumar

Ph: 9447500629

Managing Committee Members

P.O.Thomas

Ph: 0479-2351032

M.Aruna Prasad

Ph:9645876083

Dr.Vinukumar.V

9544183341

Shiv Shankar

9037470239

Mrs.J.Prem

Ph: 2735854

Mrs.R.Selvathibeevi

Ph:2337529

To,

All Flat Owners (with name) **MR. KALYANA SUNDARAM**
Flat No: D-9.

Sir/Madam,

Sub: Request for Payment of dues to the Association

A sum of Rs. 29,900/- + interest is due from you to the Association as on date. The details have been already given to you. If you need any clarification, please contact this office and collect it. You can also contact the Estate Manager at 8547150342 for details, interest due etc. We are urgently in need of funds. You are requested to pay your dues immediately.

The Bank account details of the Association are given below. You can remit your dues to this account also.

Name: AlsaSpringfields Apartment Owner's Association

Bank: State Bank of India, Trivandrum

Branch: Jagathy, Code: 70568

SB Account No: 57004982592

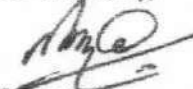
IFSC: SBIN0070568

While making payments against dues to the Association by way of Bank Transfer, the details such as Flat owners' name, Flat number, Telephone number etc also may be given.

Maintenance charge of a particular month is due for payment on the 1st of next month. 10 days grace period is allowed. You are requested to pay it before 10th every month. If not paid, interest will be charged from 1st onwards.

Thanking you,

Yours faithfully,


Secretary

Draft List				
Draft No.	Subject	Status	Approved By	Last Updated On
DFA/462191	ടി സംഘടനയുടെ സെക്രട്ടറിയുടെ 14.08.2025 തീയതിയിലെ പരാതി.	SIGNED	NINAN P P, O/o District Registrar (General), Thiruvananthapuram	09/09/2025 12:08 PM
DFA/354556	ടി സംഘത്തിന്റെ സെക്രട്ടറിയുടെ 12/09/2024 തീയതിയിൽ നൽകിയ കത്ത്.	SIGNED	NINAN P P, O/o District Registrar (General), Thiruvananthapuram	06/10/2024 10:20 PM
DFA/178776	Alsa Spring Feild Appartment Owners Association-അംഗങ്ങളുടെ പരാതി-സംബന്ധിച്ച്	SIGNED	P. P. NINAN, O/o District Registrar (General), Thiruvananthapuram	17/02/2023 04:39 PM
DFA/171208	Alsa Spring Feild Appartment Owners Association-അംഗങ്ങളുടെ പരാതി-സംബന്ധിച്ച്	SIGNED	P. P. NINAN, O/o District Registrar (General), Thiruvananthapuram	24/01/2023 03:13 PM

DRGTVM/6736/2022-M1

ജില്ലാ രജിസ്ട്രാർ ജനറലിന്റെ കാര്യാലയം
 തിരുവനന്തപുരം, പിൻ:-695023
 ഇ-മെയിൽ:- regtvm.ker@nic.in
 ഫോൺ : 0471-2471868
 തീയതി : 09-09-2025

ജില്ലാ രജിസ്ട്രാർ (ജനറൽ)/
 സൊസൈറ്റി രജിസ്ട്രാർ
 തിരുവനന്തപുരം

സെക്രട്ടറി
 രജി.നം.T.3424/2001 ALSA Springfields Apartment Owners Association
 ഈശ്വരവിലാസം റോഡ്, വഴുതയ്ക്കാട്
 തിരുവനന്തപുരം - 695014

സർ,

വിഷയം:- രജി. വകുപ്പ്-സൊസൈറ്റി രജിസ്ട്രേഷൻ -T.3424/2001- Alsa Spring Feild
 Appartment Owners Association -പരാതി- സംബന്ധിച്ച്

സൂചന :- ടി സംഘടനയുടെ സെക്രട്ടറിയുടെ 14.08.2025 തീയതിയിലെ പരാതി.

സൂചന പ്രകാരം ലഭിച്ച പരാതി പരിശോധിച്ചതിൽ നിന്നും ടിയാൻ സംഘടനയുടെ സെക്രട്ടറിയാണെന്നും, ടി സംഘടന നിയമവാലി അനുസരിച്ച് പ്രവർത്തിക്കുന്നുവെന്നും, ടി അസോസിയേഷനിൽ പ്രതിമാസ തുകകൾ അടയ്ക്കാതെ പൊതു സൗകര്യങ്ങൾ ആസ്വദിക്കുന്നവരുണ്ടെന്നും, രണ്ട് അംഗങ്ങൾക്കെതിരെ ടി ആരോപണങ്ങളുമായി ബന്ധപ്പെട്ട് തിരുവനന്തപുരം മുൻസിഫ് കോടതിയിൽ OS No. 604/2025 ാം നമ്പർ കേസ് ഫയൽ ചെയ്തുവെന്നും, ടി കേസിൽ 28.03.2025 തീയതിയിലെ IA No.1/2025-ാം നമ്പർ ഉത്തരവ് പ്രകാരം സൂട്ട് തുകകൾക്കുള്ള സുരക്ഷയ്ക്കായി അപ്പാർട്ട്മെന്റ് നമ്പർ C 3 യ്ക്ക് നൽകിയിട്ടുണ്ടെന്നും, 65 മാസമായി ശ്രീ.സജിത്ത്.സി.കെ, ശ്രീമതി.ശേരത്ത് സജിത് ടിയാളുകൾ തുകകൾ അടച്ചിട്ടില്ലായെന്നും, ടിയാളുകൾ പുതിയ അസോസിയേഷൻ രൂപീകരിക്കുകയും അത് ചാല സബ്ജ് രജിസ്ട്രാർ ഓഫീസിൽ രജിസ്റ്റർ ചെയ്യാൻ കഴിയുമോയെന്നും, ഈ ആഫീസിനെ തെറ്റിദ്ധരിപ്പിച്ച് അങ്ങനെ ചെയ്തിട്ടുണ്ടെങ്കിൽ ബന്ധപ്പെട്ട എല്ലാറെയും കേട്ടശേഷം ടി സംഘടന റദ്ദ് ചെയ്യണമെന്നും, കടശ്ശിഖ വരുത്തിയവർക്ക് ടി അസോസിയേഷന്റെ അംഗമായി ഒരു രൂപീകരിക്കാൻ കഴിയില്ലായെന്നും പരാതിയിൽ അഭ്യർത്ഥിച്ചിരിക്കുന്നു.

ഈ ഓഫീസിലെ രേഖകൾ പരിശോധിച്ചതിൽ T.3424/2001- Alsa Spring Feild Appartment Owners Association എന്ന സംഘം 25.07.2001 രജിസ്റ്റർ ചെയ്തിരിക്കുന്നു. ടി സംഘടന

അവസാനമായി 2021 മാർച്ച് വരെയുള്ള വരവു ചെലവുകളെക്കുറിച്ചും 2021-22 വർഷത്തിലെ ഭാരവാഹി ലിസ്റ്റ് 24.05.2022 തീയതിയിൽ ഫയൽ ചെയ്തിട്ടുള്ളതാകുന്നു.

ഈ ആഫീസിൽ രജിസ്റ്റർ ചെയ്യുന്ന സംഘങ്ങൾ 1955 ലെ തിരുവിതാംകൂർ കൊച്ചി സാഹിത്യ ശാസ്ത്രീയ ധാർമ്മിക സംഘങ്ങൾ രജിസ്ട്രാക്കൽ ആക്ട് പ്രകാരം രജിസ്റ്റർ ചെയ്യുന്ന സംഘടനയാണെന്നും, മേൽ പരാതി പരിശോധിച്ചതിൽ നിന്നും സംഘത്തിനുള്ള ആഭ്യന്തര പ്രശ്നങ്ങളാണ് സൂചന കത്തിനടിസ്ഥാനമെന്ന് കാണുന്നു. സംഘത്തിന്റെ പ്രവർത്തനങ്ങൾ സുതാര്യവും, നിയമാവലിയുടെ വ്യവസ്ഥകൾക്കനുസരിച്ചുമായിരിക്കണം. പൊതുയോഗം വിളിച്ചുകൂട്ടി കാര്യങ്ങൾ ചർച്ച ചെയ്ത് തീരുമാനിക്കുകയും ആയത് സരിച്ച് പ്രവർത്തിക്കുവാൻ എല്ലാ അംഗങ്ങളും ഭാരവാഹികളും ബാധ്യസ്ഥരാണ്. സംഘത്തിന്റെ ചട്ടങ്ങൾക്കും റെഗുലേഷനുകൾക്കും അനുസരണമായി പ്രവർത്തിക്കുവാൻ സംഘത്തിലെ ഓരോ ഭാരവാഹികളും ശ്രമിക്കേണ്ടതാണ്. ഭരണസമിതിയിലോ സംഘാംഗങ്ങൾക്കിടയിലോ എന്തെങ്കിലും തർക്കം ഉണ്ടാകുകയാണെങ്കിൽ പൊതുയോഗം വിളിച്ചു ചേർത്ത് സംഘത്തിനുള്ളിൽ തന്നെ ചർച്ച ചെയ്ത് രമ്യമായും സമാധാനപരമായും പരിഹരിക്കുവാനും ആയതിനു സാധിച്ചില്ലായെങ്കിൽ സൊസൈറ്റി രജിസ്ട്രേഷൻ ആക്ടിന്റെ 23,25 വകുപ്പുകൾ പ്രകാരം ബഹു. കോടതിയെ സമീപിച്ചു പരിഹാരം തേടാവുന്നതാണെന്ന വിവരം താങ്കളെ അറിയിക്കുന്നു.

വിശ്വസ്തയോടെ,

ജില്ലാ രജിസ്ട്രാർ (ജനറൽ)/
സൊസൈറ്റി രജിസ്ട്രാർ
തിരുവനന്തപുരം

DRGTVM/6736/2022-M1

ജില്ലാ രജിസ്ട്രാർ ജനറലിന്റെ കാര്യാലയം

തിരുവനന്തപുരം, പിൻ:-695023

ഇ-മെയിൽ:-regtvm.ker@nic.in

ഫോൺ : 0471-2471868

തീയതി : 07-10-2024

ജില്ലാ രജിസ്ട്രാർ (ജനറൽ)/

സൊസൈറ്റി രജിസ്ട്രാർ

തിരുവനന്തപുരം

സെക്രട്ടറി

രജി.നം.T.3424/2001

ALSA Springfields Apartment Owners Association

ഈശ്വരവിലാസം റോഡ്, വഴുതയ്ക്കാട്

തിരുവനന്തപുരം - 695014

സർ,

വിഷയം:- രജി. വകുപ്പ്-സൊസൈറ്റി രജിസ്ട്രേഷൻ - രജി. നം.T.3424/2001- Alsa Spring Feild
Appartment Owners Association - സംബന്ധിച്ച്

സൂചന :- ടി സംഘത്തിന്റെ സെക്രട്ടറിയുടെ 12/09/2024 തീയതിയിൽ നൽകിയ കത്ത്.

സൂചന പ്രകാരം ലഭ്യമായ താങ്കളുടെ അപേക്ഷയിൽ രജി. നം.T.3424/2001- Alsa Spring Feild Appartment Owners Association എന്ന സംഘത്തിന്റെ രജിസ്ട്രേഷൻ പുതുക്കുന്നതിന് അപേക്ഷ സമർപ്പിക്കാൻ കഴിയില്ലായെന്നും കാരണം ഞങ്ങൾക്ക് തിരഞ്ഞെടുക്കപ്പെട്ട പുതിയ ഭാരവാഹികളുടെ ലിസ്റ്റ് ഉൾപ്പെടെയുള്ള ആവശ്യകതകൾ നിറവേറ്റാൻ കഴിഞ്ഞില്ലായെന്നും ജനറൽ ബോഡി ഷെഡ്യൂൾ ചെയ്ത മാനേജിംഗ് കമ്മറ്റിയുടെ തസ്തികയിലേക്കുള്ള തിരഞ്ഞെടുപ്പ് തിരുവനന്തപുരത്തെ ബഹുമാനപ്പെട്ട മുൻസിപ്പൽ മുൻസിഫ് കോടതിയിൽ O.S.No 935/2023-ാം നമ്പരായി തീർപ്പാക്കാത്തതിനാൽ സൂട്ട് ഇപ്പോഴും നിലവിലുള്ളതിനാൽ ടി സംഘടന ഫയൽ ഫയൽ ചെയ്യാൻ കഴിയില്ലായെന്നും, എന്നാൽ അപ്പാർട്ട്മെന്റ് ഉടമസ്ഥാവകാശ നിയമം 1983 പ്രകാരം മാത്രമേ അപ്പാർട്ട്മെന്റ് ഓണേഴ്സ് അസോസിയേഷന്റെ രജിസ്ട്രേഷൻ റദ്ദാക്കണമെന്നാണ് അംഗങ്ങൾ കോടതിയെ സമീപിച്ചതെന്നും S.R.O യുടെ അപ്പാർട്ട്മെന്റിന്റെ രജിസ്ട്രേഷനോടൊപ്പം, ഒരു അപ്പാർട്ട്മെന്റ് ഉടമ തന്റെ അപ്പാർട്ട്മെന്റ് ഇനിപ്പറയുന്ന പ്രകാരം രജിസ്റ്റർ ചെയ്യാൻ ആഗ്രഹിക്കുന്നുവെങ്കിൽ, നിയമാവലിയിൽ ഇതേ പേരിൽ ടി പ്രവർത്തന പരിധിയിൽ രജിസ്റ്റർ ചെയ്യാൻ സാധിക്കില്ലാത്തതിനാൽ, തെറ്റായ പ്രസ്താവന സമർപ്പിച്ചും ഭൗതിക വസ്തുതകൾ മറച്ചുവെച്ചും, അനെക്സറിൽ നൽകിയിട്ടുള്ള വിവരങ്ങൾ അല്ലെങ്കിൽ അവരിൽ ആരെങ്കിലുമൊക്കെ അസോസിയേഷന്റെ അംഗങ്ങൾ മറ്റൊരു പേരിൽ പോലും ഒരു അസോസിയേഷൻ്റെ രജിസ്ട്രേഷനായി ഈ ആഫീസിനെ സമീപിക്കാൻ സാധ്യതയുണ്ടെന്നും അസോസിയേഷൻ ഭയപ്പെടുന്നതായി സമർപ്പിക്കുന്നുവെന്നും, ടി അസോസിയേഷന്റെ പൊതു ആസ്തികളും സൗകര്യങ്ങളും ദുരുപയോഗം ചെയ്യുന്നുവെന്നും ടി പ്രവർത്തന മേഖലയിൽ നിന്ന് ഏതൊരു അപേക്ഷയും സ്വീകരിക്കരുതെന്നും, അശാന്തിയും അസ്വസ്ഥതയും സംഘർഷവും സൃഷ്ടിക്കുകയും അസോസിയേഷന്റെ സമാധാനപരമായ അന്തരീക്ഷത്തെ ബാധിക്കുകയും ചെയ്യും എന്നതിനാൽ ഞങ്ങൾ ശക്തമായി എതിർക്കുന്നുവെന്നും പകരമായി, ഒരു അസോസിയേഷന്റെ രജിസ്ട്രേഷനായുള്ള ഒരു അപേക്ഷയുടെ രസീത് പ്രകാരം താഴെ ഒപ്പിട്ട വ്യക്തികൾക്ക് നോട്ടീസ്

നൽകാവുന്നതാണെന്നും അത്തരം ഒരു അപേക്ഷയിൽ എന്തെങ്കിലും തീരുമാനമെടുക്കുന്നതിന് മുമ്പ് ഇതിനകം വിശദീകരിച്ചിട്ടുള്ളതും ടിയാളെ കേൾക്കേണ്ടതുമാണെന്നും ബോധിപ്പിച്ചിരിക്കുന്നു.

പുതിയ ഭാരവാഹികളെ തെരഞ്ഞെടുക്കുന്നതിനുള്ള തിരഞ്ഞെടുപ്പ് തിരുവനന്തപുരത്തെ ബഹുമാനപ്പെട്ട പ്രിൻസിപ്പൽ മുൻസിഫ് കോടതിയിൽ O.S.No 935/2023-ാം നമ്പരായി തീർപ്പാക്കാത്തതും സൂട്ട് ഇപ്പോഴും നിലവിലുള്ളതിനാൽ ടി സംഘടനയുടെ റിട്ടേൺസ് ഫയൽ ചെയ്യാൻ കഴിയില്ല എന്ന വിവരം ഇതിനാൽ താങ്കളെ അറിയിക്കുന്നു.

വിശ്വസ്തയോടെ,

ജില്ലാ രജിസ്ട്രാർ (ജനറൽ)/
സൊസൈറ്റി രജിസ്ട്രാർ
തിരുവനന്തപുരം

I/162458/2023

ഭരണഭാഷ - മാതൃഭാഷ

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ജില്ലാ രജിസ്ട്രാർ (ജനറൽ) ആഫീസ്,

തിരുവനന്തപുരം, തീയതി- 17.02.2023

ഫോൺ നം. 0471- 2471868

ഇ-മെയിൽ regtvm.ker@nic.in

ജില്ലാ രജിസ്ട്രാർ (ജനറൽ)/**സൊസൈറ്റി രജിസ്ട്രാർ**

തിരുവനന്തപുരം.

ശ്രീ. സജിത്ത് മുതൽ പേർ

Alsa Owners, Alsa Spring Fields,

Eashwaravilasom Road, Jagathy

Thiruvananthapuram-695014

സർ,

വിഷയം : രജി.വകുപ്പ് - -T.3424/2001- Alsa Spring Feild Appartment Owners Association -പരാതി - സംബന്ധിച്ച്

സൂചന : (1)താങ്കൾ മുതൽ പേർ 26.12.2022 നു ഈ ആഫീസിൽ സമർപ്പിച്ച പരാതി.
(2)സംഘം ഭാരവാഹികൾ 10.02.2023 നു സമർപ്പിച്ച വിശദീകരണം.

സൂചന (1) പ്രകാരം ലഭ്യമായ താങ്കളുടെ പരാതിയിൽ -T.3424/2001- Alsa Spring Feild Appartment Owners Association T.3424/2001- Alsa Spring Feild Appartment Owners Association എന്ന സംഘം 12 വർഷങ്ങളായി തുടരുന്ന ടി സംഘത്തിന്റെ പ്രസിഡന്റ്, സെക്രട്ടറി എന്നിവർ സാമ്പത്തിക ക്രമക്കേടുകൾ നടത്തി വരുന്നതായും പ്ലാറ്റുകളിൽ യാതൊരു അറ്റകുറ്റപണികളും നടത്തുന്നില്ല എന്നും 80 വയസ്സായ സംഘം പ്രസിഡന്റ് ആരോഗ്യപ്രശ്നങ്ങൾ മൂലം സ്ഥാനം ഒഴിയുന്നതിനാൽ സ്ഥിരതാമസക്കാരായ വ്യക്തികളെ തെരഞ്ഞെടുക്കണമെന്നും ടി വിഷയങ്ങളിൽ അന്വേഷണം നടത്തി വേണ്ട നടപടി സ്വീകരിക്കണമെന്നും ആവശ്യപ്പെട്ടിരിക്കുന്നു.

ടി പരാതിയുടെ തുടരന്വേഷണവുമായി ബന്ധപ്പെട്ട് സംഘം ഭാരവാഹികളോട് വിശദീകരണം ആവശ്യപ്പെടുകയും ആയത് സൂചന (2) പ്രകാരം ലഭ്യമായിട്ടുള്ളതുമാണ്.

താങ്കളുടെ പരാതിയും സംഘം ഭാരവാഹികൾ സമർപ്പിച്ച വിശദീകരണവും ഈ ആഫീസിലെ രേഖകളും പരിശോധിച്ചു. ആയതിൽ നിന്നും ടി സംഘം അവസാനമായി 2021 മാർച്ച് വരെയുള്ള വരവു ചെലവുകണക്കുകളും 2021-22 വർഷത്തിലെ ഭാരവാഹി ലിസ്റ്റും ഈ ഓഫീസിൽ ഫയൽ ചെയ്തിട്ടുള്ളതായി കാണുന്നു. കൂടാതെ സംഘത്തിനകത്തെ ആഭ്യന്തര പ്രശ്നങ്ങളാണ് ഇത്തരത്തിലുള്ള പരാതികൾക്ക് കാരണമെന്നും വ്യക്തമാകുന്നു. 1955 ലെ തിരുവിതാംകൂർ കൊച്ചി സാഹിത്യ ശാസ്ത്രീയ ധാർമ്മിക സംഘങ്ങൾ രജിസ്ട്രാക്കൽ ആക്ട് 23, 25 വകുപ്പുകൾ പ്രകാരം സംഘവുമായി ബന്ധപ്പെട്ട തർക്കങ്ങളും പ്രശ്നങ്ങളും പരിഹരിച്ചു കൊണ്ട് ഉത്തരവ് പുറപ്പെടുവിക്കാനുള്ള അധികാരം ബഹു ജില്ലാ കോടതിക്കാണെന്നും വ്യവസ്ഥ ചെയ്തിരിക്കുന്നു. മേൽ സാഹചര്യത്തിൽ ടി സംഘത്തിനകത്തുള്ള ആഭ്യന്തര പ്രശ്നങ്ങൾ പൊതു യോഗം വിളിച്ചു ചേർത്ത് ചർച്ച ചെയ്തു

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പരിഹരിക്കുകയോ ആയതിന് സാധ്യമാകുന്നില്ലെങ്കിൽ ശാശ്വത പരിഹാരത്തിനായി ടി സംഘം സ്ഥിതിചെയ്യുന്ന സ്ഥലത്തെ ബഹു. ജില്ലാ കോടതിയെ സമീപിച്ചു പരിഹാരം തേടാവുന്നതാണെന്ന വിവരം ഇതിനാൽ അറിയിക്കുന്നു വിശ്വസ്തയോടെ,

**ജില്ലാ രജിസ്ട്രാർ (ജനറൽ)/
സൊസൈറ്റി രജിസ്ട്രാർ
തിരുവനന്തപുരം.**

I/156093/2023

ഭരണഭാഷ - മാതൃഭാഷ

DRGTVM/6736/2022-M1

ജില്ലാ രജിസ്ട്രാർ (ജനറൽ) ആഫീസ്,
 തിരുവനന്തപുരം, തീയതി- 24.01.2023
 ഫോൺ നം. 0471- 2471868
 ഇ-മെയിൽ regtvm.ker@nic.in

ജില്ലാ രജിസ്ട്രാർ (ജനറൽ)/
സൊസൈറ്റി രജിസ്ട്രാർ
 തിരുവനന്തപുരം.

പ്രസിഡന്റ്/സെക്രട്ടറി,
 Reg. No.T.3424/2001- Alsa Spring Feild Apartment Owners Association,
 ഈശ്വരവിലാസം റോഡ്, വഴുതക്കാട്.പി.ഒ,
 തിരുവനന്തപുരം-695014

സർ,

വിഷയം : രജി.വകുപ്പ് - രജി നം. T.3424/2001- Alsa Spring Feild Apartment Owners Association
 - പരാതി - സംബന്ധിച്ച്.

സൂചന : ശ്രീ. സജിത് മുതൽ പേർ സമർപ്പിച്ച പരാതി.

സൂചന പ്രകാരം ലഭ്യമായ പരാതിയുടെ പകർപ്പ് ഇതോടൊപ്പം നൽകുന്നു. ടി പരാതിയിന്മേൽ തുടർനടപടികൾ സ്വീകരിക്കുന്നതിനായി താങ്കളുടെ വിശദീകരണം ഒരാഴ്ചയ്ക്കകം തിരുവനന്തപുരം കിഴക്കേക്കോട്ടയിലെ ട്രാൻസ്ഫോർട്ട് ഭവനിൽ സ്ഥിതിചെയ്യുന്ന ജില്ലാ രജിസ്ട്രാർ (ജനറൽ) ആഫീസിൽ സമർപ്പിക്കുവാൻ നിർദ്ദേശിക്കുന്നു.

വിശ്വസ്തയോടെ,

ജില്ലാ രജിസ്ട്രാർ (ജനറൽ)/
 സൊസൈറ്റി രജിസ്ട്രാർ
 തിരുവനന്തപുരം.

ഉള്ളടക്കം-
 മേൽപ്രകാരം.