

# The Atrium Owners Association

(Registered with the Registrar of Societies, Chennai, Registration # 144/1999)

December 22, 2008

Alfa Elevators  
Rahmat Manzil  
2<sup>nd</sup> Floor  
105 Armenian Street  
Chennai 600 001.

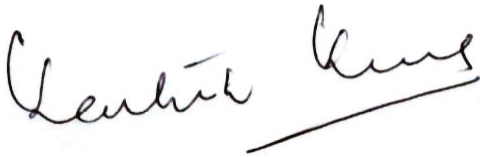
Attn: Mr M Rahamed Ali

Sir:

This is with reference to your letter dated December 20, 2008, reference Alfa/ATRIUM/3117. We reiterate that your statements are factually incorrect and you are in material breach of contract.

1. You have again stated that the Association has engaged a third party without your consent. This is a continuation of your misstatement of facts. As on December 17, 2008, no third party had been engaged to maintain our elevators. As has been informed to you in our letter of December 18 and in the meeting we had with you on December 16, in the face of continued inaction by you we had to call the elevator manufactures to assess what assistance could be provided by them. We also wish to place on record that during this time (December 15 – December 18), the said third party was not engaged by TAOA to perform any lift maintenance activity, nor was the said agency engaged in any lift maintenance activity. Therefore, there was no ground for you to unilaterally and without notice withdraw your services. By having done so, you are in breach of contract.
2. Your Bill No 2043 of 24-07-2008 for Rs 47,385/= for supply and fixing of V3F is in clear violation of your clause (f) 1 of the contract you have signed with TAOA. As per the contract you have with the Association you are liable to provide working V3Fs in the event of failure and remove it when the contract is terminated. Therefore, this bill is invalid. This has been communicated to you several times and your continued insistence that this invoice is due for payment is a preposterous misstatement of the facts. Your Bill No: 3108 Dated: 15-12-2008 for Rs. 8,000/= ( for Motor Rewinding ) has not been received by us.
3. In view of the above, you are required to pay us a sum of Rs 54,517/- (Rupees fifty four thousand, five hundred and seventeen) as per the attached statement. Upon payment of this, you will be permitted to collect the V3Fs you have installed after due verification and certification that the originals have been returned to us.

Very truly yours,  
For The Atrium Owners Association



Karthik Kumar  
Hon Secretary

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## Statement of Accounts: Alfa Elevators

AMC contract price paid for the period between October 1, 2008 and March 31, 2009	Rs 74,250.00
Contract withdrawn on	December 17, 2008
Contract price to return for balance period	Rs 42,142.00
Due for withdrawing contract without notice as per agreement	Rs 12,375.00
Total due from Alfa Elevators to TAOA	Rs 54,517.00