



CK Adiithya Layout Residents Association

Registration No. DRB3/SOR/495/2025-2026

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Date 24-Nov-2025

Clarification Notice to All Residents

Subject : Builder's Responsibility for Project Handover to Panchayat & Local Bodies

Dear Residents,

It has come to our attention that the Builder may withdraw service personnel on **30 November**. In such a situation, some residents may look to the Association for the next steps. Therefore, we want to clearly state the following:

1. The Builder Has *Not Completed* the Mandatory Handover

As of today, the **Builder has not completed the official handover** of the project to:

- **Panchayat, BESCO, BWSSB (if applicable), Local civic authorities**

Without these statutory handovers, the Association **cannot legally take responsibility** for essential services.

2. Handover is the Builder's Legal Obligation

Project handover to the Panchayat and respective local bodies is **not optional**.

It is a **mandatory process** that must be completed by the Builder, along with:

- Issuing public documents, Submitting required approvals, Updating government records, Providing official notifications in public domain (including newspapers, if required).

Until this is completed, the Association **cannot assume or manage** any service responsibilities.

3. Residents Are Requested to Demand Handover from the Builder

All residents are **advised to contact the Builder directly** and request:

- a) **Authentic public documents** showing the current status of the handover,
- b) Confirmation of **which authorities** (Panchayat, BESCO, etc.) have received required submissions,
- c) A **clear timeline** for completing all remaining handover processes.

This responsibility rests **solely with the Builder**, not with the Association.

4. Association Is Not Liable for Service Withdrawal

If the Builder removes service staff on or after **30 November**, please note:

- The Association **cannot be held responsible** for any interruption of services.
- No handover = **No legal authority for the Association** to take over services.
- All queries regarding handover status must be addressed **directly to the Builder**.

5. Summary for Residents

- The Builder has **not** completed the official handover.
- Only the Builder can perform handover to Panchayat/local bodies.
- Association **cannot step in** without legal handover documents.
- Residents should **ask the Builder directly** to complete the process immediately.

President
Amitesh Raikwar

For CK Adiithya Layout Residents
Association


President

For CK Adiithya Layout Residents
Association

Secretary 
Srihari Sahu Secretary

