



**REG: DRB-3/SOR/470/2016-17**  
UNDER KARNATAKA SOCIETIES REGISTRATION ACT 1960

**Confident Atria  
Plot Owners Welfare Association**

**ANNUAL REPORT - 2019-20**

# ANNEXURE

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**Message from the President**

**Management Committee**

**Handover of Layout**

**Summary of 2019-20**

**Financial Audit for 2019-20**

**Key Achievements 2019-20**

**Future/Upcoming 2020-21 and Beyond**

**Budget for: 2020-2021**

Dear Friends,

CAPOWA expresses its sincere gratitude for the continued support by Hon'ble members.

Due to ongoing restrictions and possible hesitations towards public gathering due to COVID-19, CAPOWA considers it as impractical to call for a General Body Meeting right now for budget and report presentation. CAPOWA is in opinion that withholding or reducing the pace of progress is detrimental to the interest of stakeholders. CAPOWA hence decided to move ahead with alternate means to achieve the same. An Interim half-yearly budget is presented along with this report to carry out pending/planned tasks. We seek constructive discussion followed by modifications and approval from hon'ble members.

The report also summarizes activities, financials carried out by the team in the last fiscal. It was a wonderful year working as a team of wonderful people standing together; without which CAPOWA will not be able to sail through many of the external challenges faced during the period.

Appreciate your kind support in reviewing the budget and provide feedback. After conclusion of discussion, we may require explicit approval emails from few members in proceeding with the same. If needed, any two among the same members may also be asked to undersign the post approval in the next GBM.

Warm regards  
Confident Atria Welfare Association

# Management committee

Benzeer Bava

President

Sunitha Murthy

Secretary

Sajoo George

V President

Philip Sapre

J Secretary

Sajith Nair

Treasurer

Prasanna Kumar

J Treasurer

# Executive commitee

Sheshadri N

Convenor Legal & Accounts

Mohammed Rafi

Convenor Infra development support

Anoop Sathyavan

Convenor - Accounts, Member Queries

Rajiv Singh

Neel Shah

Prashant Bhat

Subin Jose

Vivek Jain

# Handover of layout

Discussions on completion of handover process and execution of handover agreement was restarted in August 2019. Management committee expresses its sincere gratitude to the efforts by previous committees to make this task easier. CAPOWA's legal counsel Adv Nayak and Co was entrusted with the assignment of completing verifications of documents received earlier and raise against any missing documents. The process was completed and formal acknowledgement on same was signed on 14th march 2020. CAPOWA is thankful for the cooperation from Confident Group on the same.

## Handover and document verification

- Handover Agreement signed with Confident Group.

Layout Land and approval documents are verified and scanned.

The originals moved to a bank locker in the name of CAPOWA.

Police Complaints/FIR and news paper

Advt made for documents identified missing.







ಬೆಂಗಳೂರು ನಗರ ಪೊಲೀಸ್

[U/s 155 CrPC]

Lost Article Report

ಕಳೆದುಹೋದ ವಸ್ತು/ದಾಖಲೆಯ ವರದಿ

Serial No./ಕ್ರಮ ಸಂಖ್ಯೆ: 788428

Police Unit: Crime Branch Bengaluru City Police

Lost Report No. 040347/2020

Date: 21/02/2020

1. Complainant Detail/ವಿಳಾಸದಾರರು:

a) Name/ಹೆಸರು: JOJU KOCHAPPAN

b) Mobile No./ಮೊಬೈಲ್ ನಂ: 6366389028

c) Father/Husband's Name/ತಂದೆ / ಗಂಡನ ಹೆಸರು:  
S/o M T KOCHAPPAN

d) Email/ಇಮೇಲ್: headpreprojects.blr@confident-group.com

e) Address/ವಿಳಾಸ: No.81/55, 4th V Cross, Ejipura Main Road, Vivekanagara post

2. Incident details/ಘಟನೆಯ ವಿವರಗಳು:

a) Date/Time of Report/ ವರದಿಯ ದಿನಾಂಕ/ಸಮಯ :

Date/ದಿನಾಂಕ: 2/21/2020

Time/ಸಮಯ: 7:45:58

b) Date/Time of Loss/ ಕಳೆದುಹೋದ ದಿನಾಂಕ/ಸಮಯ :

In between/From Date/ದಿನಾಂಕದಿಂದ: 18/02/2020

Time/ಸಮಯದಿಂದ: 18:15

To Date/ದಿನಾಂಕದ ವರೆಗೆ: 18/02/2020

Time/ಸಮಯದ ವರೆಗೆ: 18:20

c) Place of Lost/ಕಳೆದುಹೋದ ಸ್ಥಳ: Ejipura Bus Stop

3. Lost Article(s)/ಕಳೆದುಹೋದ ವಸ್ತು/ದಾಖಲೆಗಳು:

SNo./ಕ್ರಮ ಸಂಖ್ಯೆ	Article Type/ವಸ್ತು/ದಾಖಲೆಯ ವಿಧ	Description 1/ವಿವರಣೆ 1	Description 2/ವಿವರಣೆ 2	Description 3/ವಿವರಣೆ 3
1.	Others	OTHER DETAILS : Property Gift Deed		

4. Brief facts /ಸಂಕ್ಷಿಪ್ತ ಸಾರಾಂಶ :

I lost the gift deed of property survey no.23/8, Billapura Village, Sarjapur hoballi, anekal tq, bangalore vide gift deed registered no 9375/2005-06 dated.10.10.2005



Note/ಸೂಚನೆ:

1. This is a digitally signed report/ ಇದು ಡಿಜಿಟಲ್ ಸಹಿಯುಳ್ಳ ವರದಿಯಾಗಿರುತ್ತದೆ.
2. For verification please visit Bengaluru City Police Website <http://bcp.gov.in>, ಪೊಲೀಸ್ ಅಂತರ್ಜಾಲ ವಿಳಾಸ : <http://bcp.gov.in> ಗೆ ಭೇಟಿ ನೀಡಿ.

Disclaimer/ಹಕ್ಕು ತ್ಯಾಗ:

1. This app is for lodging report of articles lost in Bengaluru only. ಬೆಂಗಳೂರು ನಗರ ಪೊಲೀಸ್ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಕಳೆದುಹೋದ ವಸ್ತು/ದಾಖಲೆಯ ಬಗ್ಗೆ ವರದಿ ನೀಡಲು ಈ ಅಪ್ಲಿಕೇಷನ್ ಅನ್ನು ಉಪಯೋಗಿಸಬಹುದು .
2. Report lodged under this app is not a subject matter of enquiry or investigation by Bengaluru City Police./ಈ ಅಪ್ಲಿಕೇಷನ್ ಮುಖಾಂತರ ಸಲ್ಲಿಸುವ ವರದಿಯು ಬೆಂಗಳೂರು ನಗರ ಪೊಲೀಸರಿಂದ ತನಿಖೆ/ವಿಚಾರಣೆಗೆ ಒಳಪಡುವುದಿಲ್ಲ
3. False report to police is a punishable offence/ಪೊಲೀಸರಿಗೆ ಸುಳ್ಳು ವರದಿ ನೀಡುವುದು ಶಿಕ್ಷಾರ್ಹ ಅಪರಾಧವಾಗಿದೆ.



Validly signed by  
COMMISSIONER OF  
POLICE  
BENGALURU 01

Digitally signed by DS OFFICE OF THE COMMISSIONER OF POLICE BENGALURU 01  
Date: 2020.02.21 19:46:04  
+0530  
Reason: Lost & Found Application  
Location: Bengaluru City Police

From

M. H. ShariEFF  
Vice President,  
Confident Group,  
Bangalore  
Date: 03/12/2018

To,

The President  
CAPOWA  
Confident Atria Plot Owners Welfare Association,  
Bangalore

**Sub:- Handing Over / Taking over letter.**

Dear Sir,

I am writing this letter with great pleasure and happiness on successfully completing the project "Confident Atria". I would like to congratulate you and all the team members of your association for their assistance in forming the association and bringing all the plot owners to be a part of the association, despite so many challenges that cropped up during this process.

It was an amazing experience for our team members to work with your association team members. The level of professionalism and dedication that they exhibited while working together on this has helped us in reach out to our customers across the globe and our goal.

And now we definitely looking forward to a good habitat and are hopeful for healthy returns of your investments in the near future that will again be an achievement of our efforts.

We shall send out a formal email to all the plot owners confirming that CAPOWA is officially in charge of "Confident Atria" as it's legally registered body and all the plot owners are to abide by the rules and regulations of the association in maintaining the project as Confident Group has no official roll to play.

**Note:** The official handing over of the layout Confident Atria was taken place on 03-12-2018. As per your request we have released a public notice for the **(lost document)** in the daily newspaper The Hindu and Udyavani on the 14<sup>th</sup> of March 2020. This document has been executed and signed on 14<sup>th</sup> March 2020 after completion of handover formalities.

Additional documents handed over :

Lost article report dated 21-2-2020 (Original) , Electrical layout drawing.

I again thank and appreciate you and your association members for their support and time in visiting project to ensure it's successful take over. And we are hopeful that you all will bring life to this project by constructing your dream homes.

We ensure you our continued support sincerely,

Kind Regards

M H ShariEFF  
Vice President  
Confident group  
Bangalore





**CAPOVA**  
Achievements  
2019-20



Individual plots in layout are in ready to  
construct state.

CAPOWA will support interested members  
in getting electricity/water connection.

Please contact the Management  
committee for any support.



# Documents Collection & Digitalisation.

- Collected all the documents from Confident Group. For those missing Documents Police Complaint/FIR registered also released a missing documents Public Notice ad in The Hindu & Udayavani.
- All the documents received from Confident Group are scanned and uploaded to CAPOWA GOOGLE DRIVE (1000+ pages)
- The originals moved to a bank locker in the name of CAPOWA.

← X 01 - 2020-02-14 - Confident Atria - Scanned Document List.xlsx +									
	A	B	C	D	E	F	G	H	I
1	<b>File 1</b>								
2	File #	Document #	Sequence		# of Pages		Large Documents	# of Pages	
3									
4	File - 1	Document	1		11				
5	File - 1	Document	1-1L		1		1 Large Scan		1
6	File - 1	Document	2		15				
7	File - 1	Document	3		15				
8	File - 1	Document	4		19				
9	File - 1	Document	5		20				
10	File - 1	Document	6		11				
11	File - 1	Document	7		11				
12	File - 1	Document	8		10				
13	File - 1	Document	9		9				
14	File - 1	Document	10		8				
15	File - 1	Document	11		7				
16	File - 1	Document	12		6				
17	File - 1	Document	13		9				
18	File - 1	Document	14		6				
19	File - 1	Document	14-1L		1		1 Large Scan		1
20	File - 1	Document	15		6				
21	File - 1	Document	15-1L		1		1 Large Scan		1
22	File - 1	Document	16		6				
23	File - 1	Document	16-1L		1		1 Large Scan		1
24	File - 1	Document	17		4				
25	File - 1	Document	17-1L		1		1 Large Scan		1
26	File - 1	Document	18		11				

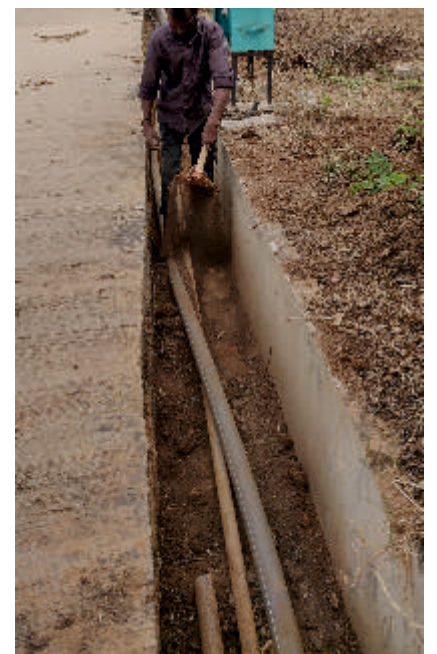
# Security

- 3 Walls reconstructed with prefabricated concrete block
- Iron Gate installed towards passage to neighbouring farmland in phase 2
- Iron Door installed for clubhouse
- Appointed security guards day and night
- CAPOWA adopted a pet dog to layout



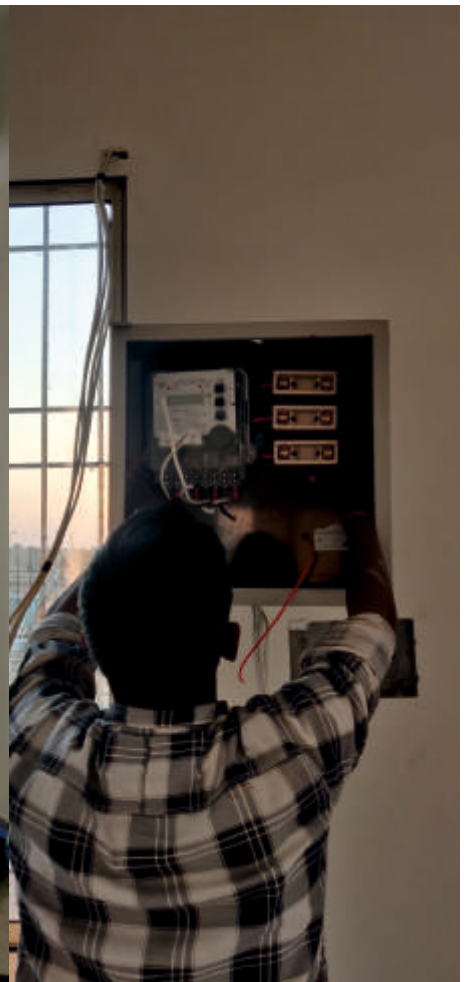
# Cleaning

- Cleaning and cutting of shrubs done through vendors by contract.
- Cleaning of gutters/drains carried out



# Electricity

- 2 Transformers at the main gate is serviced and oil levelled.
- Two BESCOM metes allotted in the name of CAPOWA. One Permanent connection for street lights and a temporary connection for a club house & Sump Motor.
- Street Lights were repaired, poles painted, done wiring and installed LED lights. Made operational in the main Road starting from the main gate to club house.
- Club House Wiring , fixing of fan, lights and sockets are Done. Also electricity connection to labour shed from club house is done



# Electricity



# Electricity



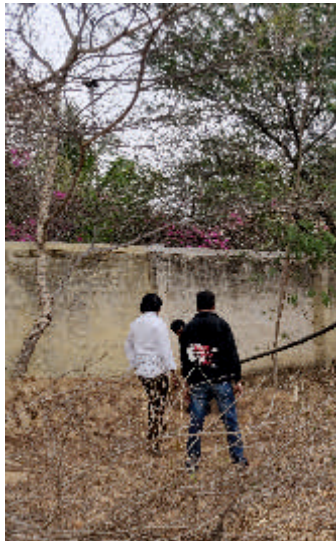


# Electricity



# Water Supply

- Club House Sump fixed with motor
- Repaired and blockage cleaning of plumbing lines from Water tank to near club house plots, Phase 7 and till labour shed.
- Two Bore wells are inspected through professional service and water levels are good in one of the bore well. The borewell near swimming pool can be made operational immediately.



# Worker Sheds

- Workers common toilet is repaired and operational with water connection. Worker Shed repair and 2 additional rooms including a common pantry and site office nearing completion.



**Future/Upcoming :  
TASKS  
2020-21 and Beyond**

# Future/Upcoming : TASKS - 2020-21 and Beyond

## Cleaning

Continue cleaning and Bush cutting and maintain the common areas, roads & parks.

Installing and fixing of site demarcation those are damaged.

Pending demarcation of common areas with sites wherever applicable.

## Electricity

Install more street lights. Well lit Layout Gradually!!

Repair HT lines and Connection Boxes.

Service all transformers and connect to HT lines.

Permanent connection and meter for bore well near the swimming pool

Power backup for street lights in important places.

## Water Supply

Bore well motor Installation

Plumbing lines from bore well to sump

Repair and blockage cleaning of plumbing lines entire layout

Waterproofing of overhead Tank

Inspection of Sump and Tank in Phase 1 and installing with sump motor pump

## Security

Install Boom Barrier

Authorization through membership Id for visitor entry.

Install CCTV cameras

Walkie-Talkie for Securities

Software integration for entry and exit (My gate etc.)

## Aesthetics

Planting Flowering/Fruit Bearing trees in common areas, parks.

Supporting plot owners for plantation and cultivation.

Fixing of tiles and Gazebo near the pool area and possible beautification.

Fencing parks with wire mesh - which ever missing.

Painting.

## Misc

Pantry Items: Stove/Gas connection etc

Club House Construction structural Quality Check

Safety Grill for Clubhouse terrace

## Open Item

Sewage from SAGITAS is flowing to the sewage Tank near Phase 1. The Tank is kept open. Matter already flagged to Sagitas, despite its members pretending ignorance on same. Practically apartment households send more sewage to lines, unlike individual houses which may direct some portion of their sewage/waste to the garden. The cost sharing and other aspects need to be carefully analysed and bilaterally discussed.

Any security cost sharing arrangement with Sagitas.

## Sewage

Evaluate the drain connectivity to the sewage tank at end of phase 1 to be used as a common pit as against suggesting for individual pits at plots. It is not practical and economical to install STP pumps as well as operate STP without enough loads.



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UNDER KARNATAKA SOCIETIES REGISTRATION ACT 1960

**Confident Atria Plot Owners Welfare Association**  
**Billapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore 562125**  
**E-mail: [confidentatria@gmail.com](mailto:confidentatria@gmail.com)**  
**Website: [www.confidentatria.com](http://www.confidentatria.com)**