

# OCEANUS SERENITY RESIDENTS ASSOCIATION (OSRA)

## NOTICE FOR COLLECTION OF MAINTENANCE FEES

(Period: April 2019 to September 2019)

### SUMMARY:

1. Please Login to the Unity Living Web-Portal (<http://oceanusserenity.com/>) with your username (e.g., Apartment Number: ag01, ...a101, a904, bg01, ... b101, b904) and password and proceed for payment of maintenance fees. If you are facing any problem in Login, or have forgotten the password, you may send an e-mail to [oceanus.serenity@gmail.com](mailto:oceanus.serenity@gmail.com) seeking the new password.

2. The rate of maintenance fees is fixed as Rs. 2.00/- per square feet per month for a period of 6 months from April 2019 to September 2019. The exact amount to be paid by you can be seen in the Unity Living Web-Portal

3. As the tenure of maintenance fee payment is being collected 3 months late, the 5% discount benefit that is generally provided for advance payment will not be applicable for this tenure maintenance fees. For this tenure, the total amount of maintenance fees is calculated as:

**Rs. 2.00/- \* Apartment Super Built Up Area in Sq. Ft. \* 6-Months**

4. Last date of collection of Maintenance Fees is 15-July-2019. All the payments received after this due date will attract a flat 5% penalty on total outstanding amount. Furthermore, after the due date, the list of defaulter apartments would be published on the Notice Board of both the A- and B-blocks till they clear all their dues. Also, the common services of all such apartments who have not cleared their dues, are liable to be terminated after the due date.

5. For any clarifications, please contact our Manager, or drop an e-mail to [oceanus.serenity@gmail.com](mailto:oceanus.serenity@gmail.com).

Regards,

OSRA EC.

Dear OSRA Members,

As discussed in the last Annual General Body Meeting (ABGM, Dated: 28-April-2019), the new OSRA Executive Committee has taken over the charge and has started acting on various activities for smooth running of day-to-day affairs at Oceanus Serenity. A detailed internal AUDIT report of the expenses in the last one year were circulated to all the members in the AGBM and were discussed in length. The new committee has started acting on various pending activities and is doing the best of its efforts to provide comfortable living to all the residents of Oceanus Serenity.

Despite escalation in the price of various items, labour charges, salaries, we are glad to intimate you that the OSRA EC has decided to retain the rate of maintenance fees at Rs. 2.00/- per sq. ft. per month for the period of six months from April 2019 to September 2019. As done in the past, **we request all the owners/residents of the OSRA to kindly remit the maintenance fees for six months through our payment portal (i.e., our OSRA Website: <http://oceanusserenity.com/>) only on or before 15-July-2019.**

For comfortable living, use of common amenities, and for the access of day to day needs, timely payment of maintenance charge is a MUST. Hence Owners/Residents are kindly requested to cooperate fully by ensuring timely payment of Maintenance Charges through our Unity Living webportal (i.e., <http://oceanusserenity.com/>). If any member or resident encounters any problems in login or payment, they can contact our manager or drop a mail to: [oceanus.serenity@gmail.com](mailto:oceanus.serenity@gmail.com). Starting from this year, it is decided by the OSRA EC, that the maintenance fees collection will be done only through Unity Living webportal and EC would not entertain any other mode of transactions.

Last date of remittance of maintenance fees is 15-July-2019.

**All the payments after the due date will attract a flat 5% penalty on the total outstanding amount on monthly basis, and the common services are liable to be terminated for defaulter apartments as per the bylaws.**

Best Regards,  
OSRA Executive Committee