

ROOF TOP CO-OP. HOUSING SOCIETY LTD.

REGD. NO. BOM / HSG / 4621 OF 1975

Mahakali Caves Road,
Andheri (East),
Mumbai-400 093.

Ref. _____

Date: 11th MAY 2026

Attention: Members / Tenants Urgent Repair Notice

Kindly note the Managing Committee has been receiving increasing reports of concrete slabs collapsing in numerous CHSL flats as the RCC rebars have corroded/degraded over 50 years due to increased delamination/spalling and leakages (both from external walls during monsoons and internally between flats). As indicated in photos provided in the 2025 structural audit report, members are not repairing fallen concrete slabs inside their flats immediately, but keeping the rusted RCC rebars exposed, which is compounding the danger. It is also distressing that there are constant leakages from all our terraces during monsoons as the 50-year old Brick-Bat Coba (BBC) surface has deteriorated, with the addition of seepages from side walls of buildings, leading to external surfaces becoming heavy due to increased absorption of water during monsoons, which may result in structural compromise and failure. All these are not only hazardous to residents, but also damaging to the structure of our buildings. It is just a matter of time before we come across an incident, which could prove to be injurious or fatal to our residents.

In order to ensure secure and liveable conditions in the 50-year old CHSL, the following notice is being served to all members/tenants of Rooftop CHSL under the following 2014 Housing Society Byelaw: -

Subject VIII: RESPONSIBILITIES AND LIABILITIES OF MEMBERS.

Section A: Maintenance of Flats by Members.

Sub-section 44: Every Member shall keep his flat / unit in good maintenance.

1. In order to ensure compliance with the above byelaw, all members/tenants are to adhere to following instructions: -

a) To Members: You are hereby directed to submit photographic and documented evidence of ALL current repair issues inside your flat **within 30 days of the date of this notice** to the Managing Committee through email at mc@rooftopchs.com or in writing/WhatsApp 9619612282 to Hon. Secretary.

b) To Tenants: You are hereby directed to submit photographic and documented evidence of ALL current repair issues inside the rented flat within 30 days of the date of this notice **to the flat owner** through email/writing/WhatsApp, clearly instructing them to undertake repairs on an urgent basis. **If the flat owner fails to respond or provide a solution to you within 30 days**, the tenant is directed to forward the photographic and documented evidence of ALL current repair issues inside the flat **directly to the Managing Committee** by email at mc@rooftopchs.com or in writing/WhatsApp 9619612282 to Hon. Secretary.

2. Types of repair issues could include: - 1) cracks, 2) exposed and rusted RCC steel rebars due to fallen concrete slabs, 3) water leakages, 4) cracked marble/granite slabs, 5) cracked tiles, and 6) unauthorized alterations done without written permission of BMC commissioner under MMC Act S.347 (e.g. including alterations in beams, columns, load-bearing walls, merger of flats). **Note: All such repair issues could prove to be hazardous to residents and building structure.**
3. Based on the above submissions, the Managing Committee will direct repairs and maintenance based on scope of work defined under S.158 of 2014 Byelaws. **Repairs shall ONLY be undertaken under strict supervision of BMC licensed structural consultant in order to acquire a stability certificate at the end of said repairs so as to avoid action by BMC under MMC Act S.353B. A stability certificate is valid for 3 years from date of completion of repairs** and can only be issued by a BMC licensed consultant once both external and internal repairs are undertaken as per stringent BMC norms. The report **states that the buildings are safe for residence.**
4. It may be duly noted by all members that the **major structural repairs undertaken in 2022 at the cost of Rs.91 Lakhs was done without supervision of a BMC licensed structural consultant and no stability certificate was acquired. If such a stability certificate does exist, then the members of the previous Managing Committee can submit it to the current Committee within 15 days from the date of this notice, such that all members could be informed about its existence.**
5. **Arvind Singh Consultants, who has been carrying out our structural audits for past 20 years, was appointed and paid for by the previous Managing Committee before the current Committee took the handover.** The 2025 structural audit done by Arvind Singh Consultants mentions external paintwork to be carried out. With regards to “8-10 years paint warranty” claimed by the previous Managing Committee on external paint done in 2022, a **tripartite agreement needs to be signed between the Committee, Paint company and Repair contractor** for such a warranty to become active. Since the major repairs of 2022, members have been complaining of **water seepage** from external walls inside flats, which cannot occur if the paint job was done with 8-10-year warranty. Additionally, numerous **cracks** are developing on the North and South walls of C-wings as well as other buildings. This paint can also be seen **peeling** near B-building entrances, which is not possible for a paint work having 8-10-year warranty. **If such a paint warranty does exist, then the previous Committee members can submit the tripartite agreement and warranty details to the current Committee within 15 days from the date of this notice, so that the Managing Committee can get the paintwork required in current structural audit done for free under the so-called “paint warranty of 8-10 years”.**

For ROOF TOP CHS. LTD.

NON. SECRETARY

