

RWA / AoA



Common area and Amenities takeover audit

Save on future operational costs and ensure smooth functioning of all amenities

In apartment complexes the most important function of an RWA will be the Hand-Over Take-Over (HOTO) process from the Builder. Till the assets are Handed Over, the Builder has to maintain all assets in good working condition and RWA is supposed to Take-Over all assets in good working condition. If due diligence is not followed, the RWA will end up in spending Association money on an asset which was taken over when not properly functioning. This audit also helps avoid action from Government Authorities for non compliances of statutory stipulations

In our experience of having helped many RWAs we have seen that on average a 300 apartments complex has -
 ~1800 problems in total
 ~400 related to MEP
 ~1400 related to Civil

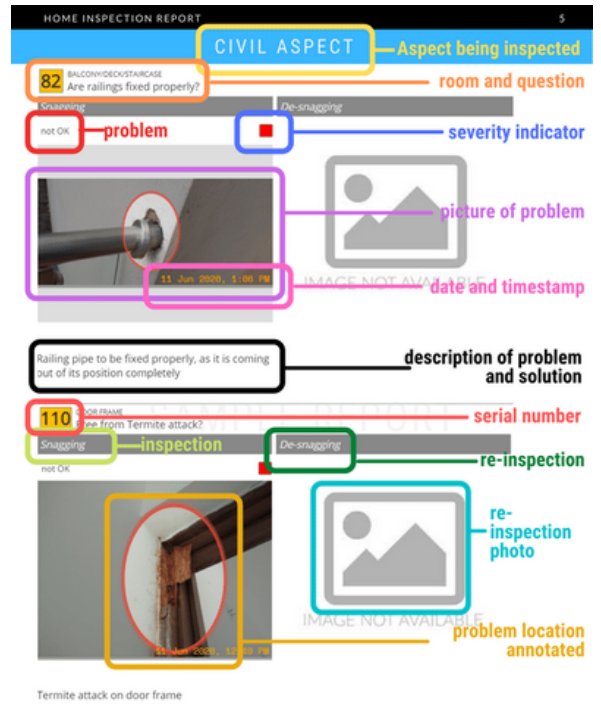
Our proprietary inspection app generates a specifically curated checklist based on every client's project configuration and ensures that no area is missed



We have helped **25+ RWAs** till date.

Main components of HOTO are

- **Quality Audit** of the facilities : ensures that all the installations are done properly
- **Design Audit** of the facilities : checks for the adequacy of the provisions
- **Documentation Audit**: ensures that all documents are handed over
- **AMC advisory**: ensures that required AMC are in place
- Any in depth audit of Specific facility / issue desired by RWA



CONTACT

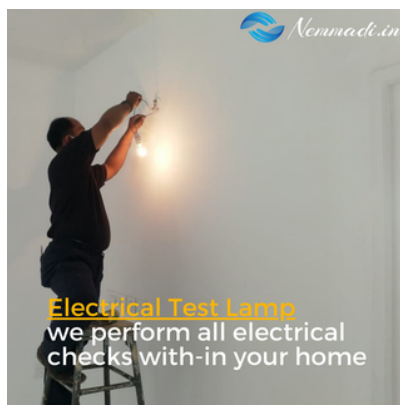
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Tools and Gadgets we use



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Fw of the Projects Executed



RADIANT LAKEVIEW

over 5 Acres 6 Towers + 5 Floors Units 94



PRESTIGE FALCON CITY

41 Acres 5 buildings 31 floors 25 towers Units 2520



BRIGADE BUENA VISTA

over 7 Acres 4 Towers + 22 Floors Units 742



PRESTIGE GARDEN BAY

over 6 Acres 8 blocks 24 towers 4 floors Units 184

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Sample Report

few pages from the report follow

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ELECTRICAL ASPECT

2 ELECTRICAL GENERAL Electrical

Snagging

De-snagging

not OK

rectified



No power supply in ceiling point

Rectified

SAMPLE REPORT

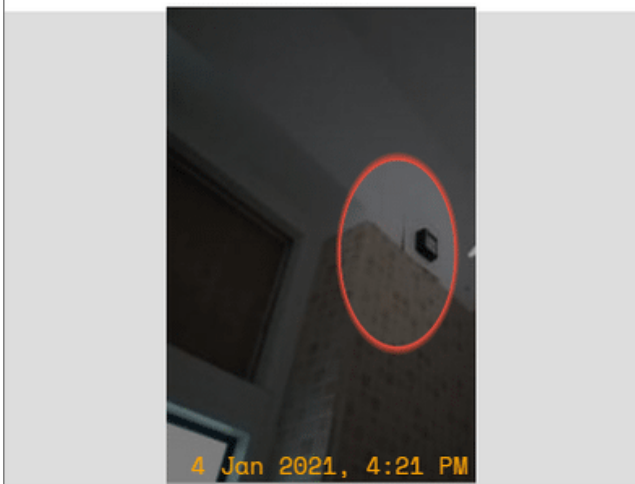
29 ELECTRICAL GENERAL Are all sockets/switches provided on phase/line?(not on neutral wire)

Snagging

De-snagging

not OK

partially rectified



No power supply in wall no 1

Partially rectified line and neutral reverse

PLUMBING ASPECT

5 EXTERNAL PIPELINE WORK
Check external sanitary works by opening all manhole covers. [pour a bucket of water in toile

Snagging

De-snagging

not OK



rectified



Blockage in inspection chamber (No free flow of water)

Rectified

SAMPLE REPORT

15 PLUMBING
Plumbing

Snagging

De-snagging

not OK



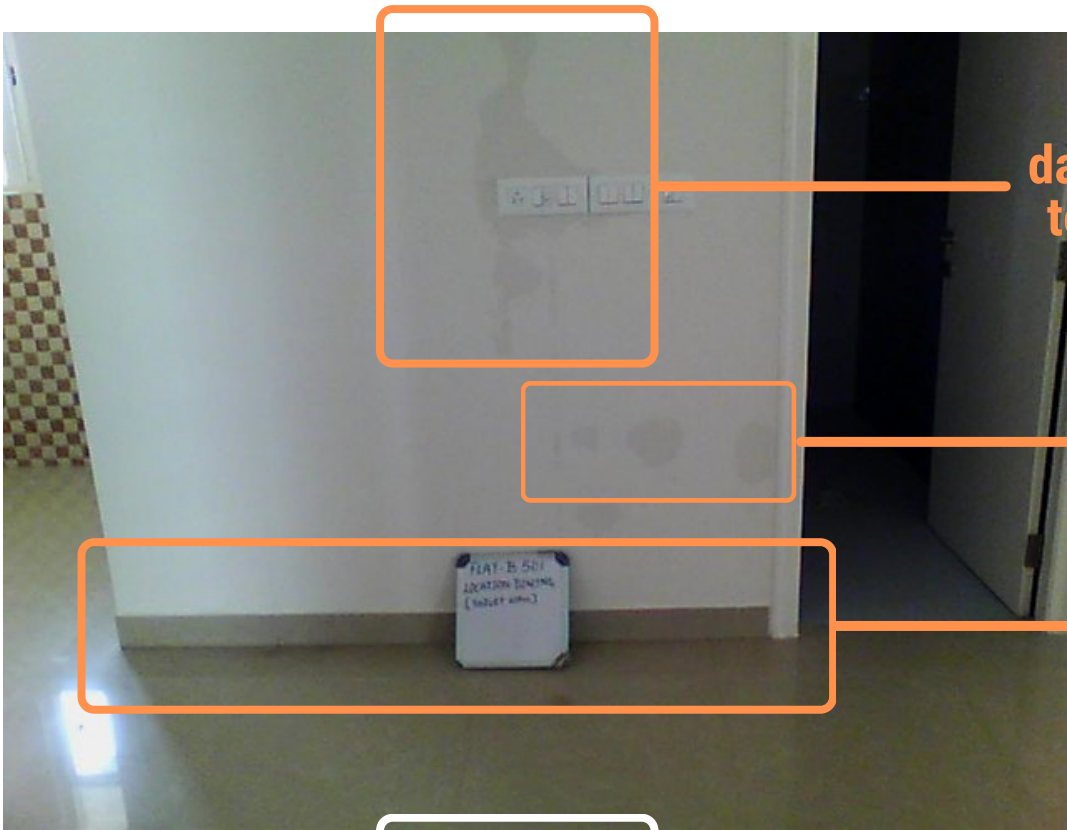
rectified



Continuous water flow in EWC (leaking)

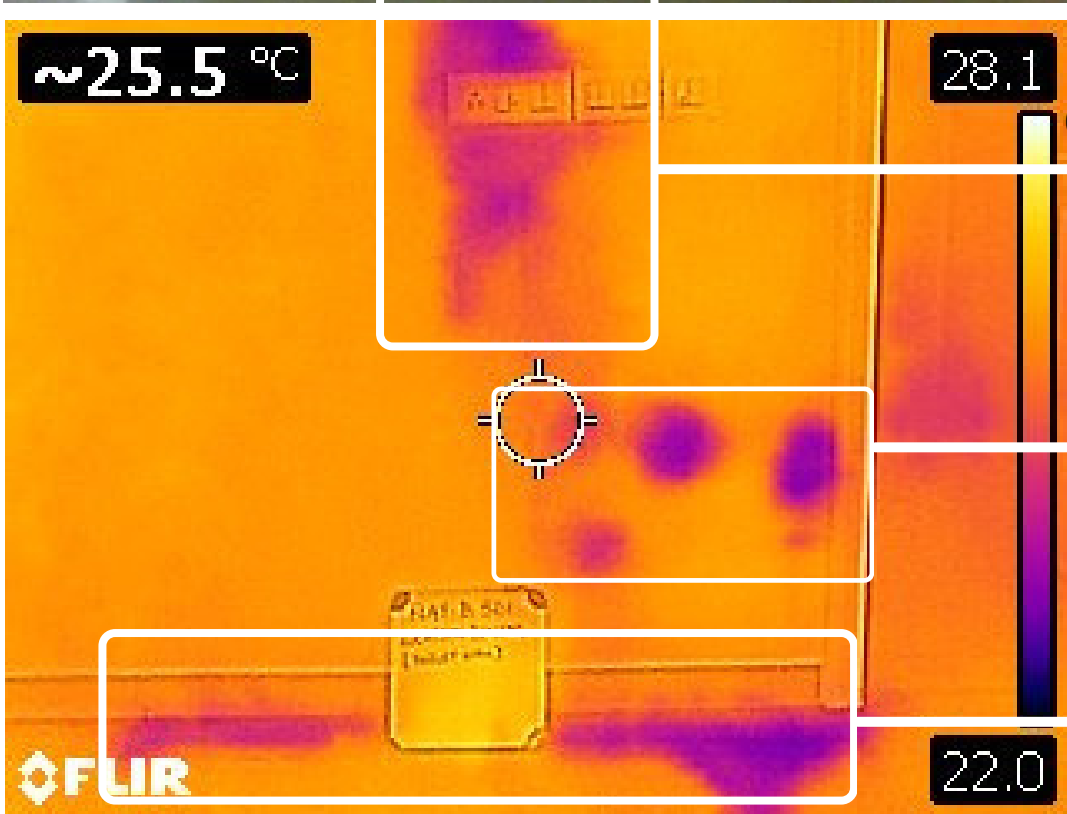
Rectified

DAMPNESS REPORT



dampness visible to the naked eye

dampness NOT visible to the naked eye



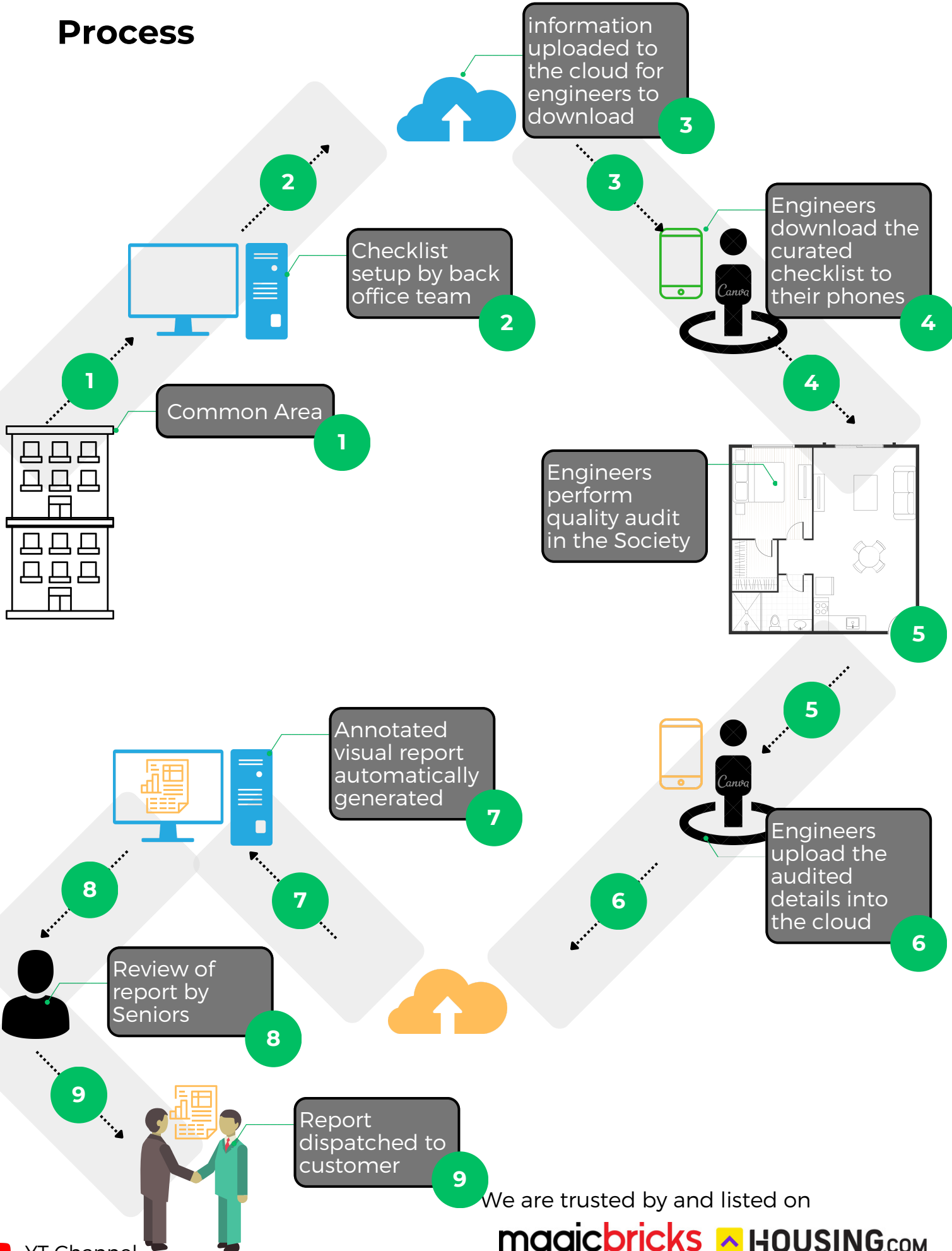
dampness visible as dark spots in Thermographic Camera

dampness NOT visible to the naked eye visible through IR

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Process



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A. N. Prakash

Chairman & Co-Founder
50+ years experience
M.Tech, Structures



Uday S Prakash

C.E.O & Co-Founder
20+ years experience
Dual MS



R Suresha

C.O.O
40+ years experience
B.E, MBA



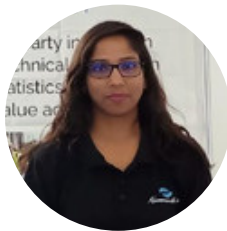
Roy Z

Chief Engineer
40+ years experience
B.E



Dipali A D

Asst General Manager
15+ years experience



Divya K

Asst General Manager
15+ years experience



Shankar Narayanan

Sr. Project Manager
15+ years experience



Md. Sulaiman

Sr. Project Manager
15+ years experience

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