MINUTES OF THE MEETING HELD BETWEEN MD AWHO AND RWA MEMBERS OF AWHO, VIJAY VIHAR, WAGHOLI ON 26 JUL 2022

1. A meeting chaired by the MD AWHO was held on **26 Jul 22 at 1215 hrs**. The meeting was attended by following:-

(a) Col JS Bargoti – Project Director.

(b) **M/s NUPC – Architect Firm**

(i) Mr Uday Pandey – Proprietor.
(ii) Mr Sachin Barve – Architect representative at site.

(c) **M/s YFC Projects Pvt Ltd – Contractor**

(i) Mr Rohit Yadav – Director
(ii) Mr Deepak Shandilya – Project Manager

(d) **RWA Members**

(i) Brig J. S. Sokhi (Retd)
(ii) Lt Col Shasani (Retd) – Vice President
(iii) Wg Cdr S. K. Singh (Retd) – Member
(iv) Mr Saidi Reddy – Treasurer
(v) Mr Swapnadip Nag – Member
(vi) Mr Ashutosh Shukla – Member

2. The issues discussed and directions given by the MD are as given below:-

Ser	Pts Discussed	Dirns of MD AWHO	Action
(a)	**Acceptance of Resignation of Any Member of RWA incl President**. Issue of resignation of Brig JS Sokhi (Retd) as President was discussed.	The resignation be considered by the MC members for acceptance or rejection. The Vice President to officiate as President till new President is elected by MC, if resignation is accepted. MD stated that while reasons given for resignation mentioned AWHO and PD as the erring parties, AWHO was fully aware of major issues in the project which are being addressed in right earnest by HQ AWHO & PD. He added that a number of complaints have also been received against one member of RWA for indulging in practices which does not show him in good light considering his rank & appointment. He offered to share these letters with RWA, should they so desire. He	RWA

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		requested MC members not to indulge in activities for personal gains which compromises the interest of allottees.	
(b)	**'G' & 'H' Blocks Issues**. RWA raised the following issues of G & H Blocks:- (i) 'G' & 'H' Blocks have got a raw deal as all services are towards these blocks. (ii) Foul smell is emerging from STP. (iii) Gap between 'G' & 'H' Blocks needs to be closed.	MD clarified the following :- (i) The layout of the Project cannot be changed at this stage. (ii) Various solutions will be explored to resolve the issue of foul smell. MD directed Mr Uday Pande to visit the site and suggest measures to resolve the issue. (iii) MD visited the site and directed to close the gap on the terrace by casting an appropriate slab on top.	PD / NUPC / YFC
(c)	**Taking Over of Common Areas**. RWA raised the following issues on taking over of common areas :- (i) No proper briefing has been conducted for handing over of common amenities. (ii) The date by which the common amenities will be handed over may be info.	MD told RWA that the entire site has been visited by him prior to this meeting and clarified the following :- (i) The common areas are ready to be taken over by RWA. (ii) The common amenities shall be taken over by RWA with defects, if any, as defects being minor are not hindering functioning of the facilities. This will enable PD to have a record of defects, to be rectified during DLP. (iii) The PD and architect explained that the briefing of common amenities has been done multiple times. The RWA is however not taking over the common assets on some pretext or the other. MD urged RWA to take over these amenities (Club, Swimming Pool etc) so that allottees can make use of these.	RWA / PD / NUPC / YFC / Dir (Cont) / Dir (Plg)

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Ser	Pts Discussed	Dirns of MD AWHO	Action
(d)	**Defect Liability Period**. RWA members raised the issue of the validity of defect liability period for towers & common amenities.	MD clarified the period of defect liability to avoid any ambiguity:- (i) **Towers A, B, C, F, L & M**. DLP will be **31 Dec 22**, for the allottees who have not taken over the flat. For those who have already taken over the DUs, the DLP will remain as mentioned in the handing / taking over documents. (ii) **Towers D, E, G, H, J & K**. DLP will be **01 Mar 23**, for the allottees who have not taken over the flat. For those who have already taken over the DUs, the DLP will remain as mentioned in the handing / taking over documents. (iii) **Common Amenities**. The exact dt of DLP for common amenities will be promulgated after discussing contractual provision. However, it will not be earlier than **30 Jun 23**. **MD, AWHO** also insisted to take over all DUs and common areas so that the defects can be notified prior to the completion of DLP.	RWA / PD / NUPC / YFC / Dir (Cont)
(e)	**Electric Supply**. RWA raised the following issues on electric supply:- (i) The time frame in which the work will be completed may be info. (ii) Non availability of meters for all allottees may be addressed.	MD clarified the issues as under :- (i) MD stated that by **31 Aug 22**, the entire cable laying work will be done to enable MSEDCL for providing additional load and meters. By **31 Oct 22**, entire work including Bay at Lonikand Sub Station is likely to be completed. (ii) Till date 231 meters have been received. Issue of balance meters will be resolved once balance load is sanctioned to the project. However, a list of allottees to be provided by the RWA to PD for installing the meters as per the modalities of maintaining seniority list, to be decided by the RWA. The seniority list should be promulgated by RWA to the allottees on a weekly basis.	PD / NUPC / RWA / Dir (Plg) / Dir (Cont)

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	(iii) All allottees have been provided with the electrical supply in their DUs. However, those without elect meters are being charged a flat rate promulgated by AWHO. With increase in no. of residents, this is not meeting the requirement of fund needed for payment of electricity bill. Hence the rates need to be increased by the AWHO as the residents are not accepting it from RWA.	(iii) The enhancement of rates, if required, will be promulgated, after due deliberation at HQ AWHO.	
(f)	**Society Formation**. President, RWA sought following clarifications:- (i) Whether the responsibility of society formation lies with promoter (AWHO) or the RWA. (ii) The society to be formed as Cooperative Housing Society or Residential Housing Society (iii) In the elected body of RWA, more members are required to form a society.	MD expressed his concern over the inordinate delay in formation and registering the society by present RWA. MD stated that the Corpus Fund of the society cannot be handed over till such time all common amenities have been taken over by the RWA, the society is registered, its Bank acct opened and PAN number and Bank acct number intimated to AWHO. The MD clarified the following:- (i) The responsibility of registering the society rests with RWA. The AWHO has formed an elected body and provided the Bye laws. (ii) MD stated that the RWA needs to be registered as "**Allottees Owners Association**" and **NOT** Co op Housing Society. This is done in other projects of AWHO as well. (iii) All provisions of additions / removal of member exist in the Bye laws.	RWA
(g)	**Misc Points**. RWA raised the following issues:- (i) Parkings should be marked with Flat nos.	MD clarified that no new / additional work will be undertaken by AWHO, before handing / taking over of all assets is completed by the RWA.	

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	(ii) Wall should be constructed between STP and Towers 'G' and 'H'. (iii) Non-circulation of mins of mtg held by Dy MD (Tech). (iv) Imposition of care taking charges and time frame may be clarified. (v) OCP issues in deviation from approved plan may be clarified. (vi) Marking of In / Out route with signage in parking area be done.	However, after completion of taking over of asset, provision of additional issues may be considered on merit, as under:- (i) Wall will not be constructed by AWHO, however, issues related to foul smell from STP shall be resolved. (ii) MD directed that the mins to be uploaded on AWHO site before end of the day (26 Jul 2022). The same was done while mtg was still in progress. (iii) The environment shall be updated about caretaking charges in due course. (iv) Endeavour shall be made to construct all OCPs as per original plan, without compromising on statutory requirements of Plg authority. (v) In / Out route with signage will be provided in due course of time while taking over of assets by RWA is in progress.	RWA / PD / NUPC / Dir (Mktg) / Dir (Plg)

3. There being no other points, the meeting was declared closed.

10/8/22

(**K Prakash**)
Col
Dir (Planning)
For Managing Director

Case No : B/03020/Pune (Wagholi)/ Wed /AWHO

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Dated: 10 Aug 2022

Distribution:-

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Internal

PS to MD : For info of MD pl.

PA to Dy MD (Tech) : For info of Dy MD (Tech) pl.

PA to Dy MD (Adm) : For info of Dy MD (Adm) pl.

Secy

Dir (Contracts)

Dir (Mktg)

Dir (F&A)

Dir (Land)