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MINUTES OF THE MEETING HELD BETWEEN MD AWHO AND ALLOTTEE REPS OF AWHO, VIJAY VIHAR, WAGHOLI ON 17 DEC 2020

1. A meeting chaired by the MD, AWHO was held on **17 Dec at 1430 hrs**. The meeting was attended by following:-

(a) Col RPS Rawat (Retd) – Proj Director.

(b) **NUPC – Architect Firm**

(i) Mr Uday Pandey – Proprietor.
(ii) Mr Shrish Padhye – Architecture Head.

(c) Mr Yoginder Yadav – Director M/s YFC Projects Pvt Ltd

(d) **Allottees**

(i) Brig J S Sokhi.
(ii) Col Surendra.
(iii) Col Lalotra.
(iv) Col Rayarikar.
(v) Lt Col RajatKohli
(vi) Lt Col Shasani.
(vii) Lt Col Ahlawat.
(viii) Mr Pushp Raj.

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

Ser No.	Points of Allottees & Directions of MD AWHO	Action	Info
(a)	**Expeditious Completion of Project and Related Issues** (i) Prog of wk on Towers E, G and H is very slow. Needs to be expedited. (ii) H/T over of Tower E to be clubbed with six towers of Phase I. (iii) Completion of dwelling units should be prioritized over Club House and garden over podium. (iv) Existing skilled work force diverted for H/T and resolving problems of Ph-I dwelling units, resulting in dismal prog on bal six towers. Contractor to increase work force especially skilled labour at site to expedite work on balance six towers. (v) Existing AWHO supervisory staff comprising of PD, JCO overloaded with H/T over of Ph-I dwelling units resulting in compromising on supervision of work in balance six towers and common areas. AWHO supervisory staff needs to be beefed up for next six months. **MD, AWHO** gave following dirns / comments:- (i) The MD stated that the project has been inordinately delayed and directed the Dir, YFC to immediate induct additional manpower including trained manpower like masons, plumber, electrician etc. (ii) For early completion and timely Handing /Taking over of DUs, M/s YFC to form two separate teams as follows:- (aa) The H/T over team will address all observations raised by allottees to facilitate smooth handover of DUs. (ab) Second team with additional manpower inducted by M/s YFC will expedite work on balance six towers.	YFC NUPC PD	Dir (Cont) Dir (Plg)

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	(iii) The arboriculture work on Podium to be handled by a separate sub-contractor and his team. The contractor to ensure proper care of Trees / Plants. (iv) Towers D, J and K will be handed over by M/s YFC earliest but not later than **15 Feb 21**. (v) Towers E, G and H will be handed over by M/s YFC earliest but not later than **31 Mar 21**. (vi) The entire project including central amenities will be completed by M/s YFC by **31 Mar 2021**. (vii) M/s NUPC was directed to increase the supervisory staff and ensure quality of work, both, in constructions as well as defect rectification.		
(b)	**Electricity** (i) Installation of 3 phase electricity meters needs to be coord centrally by AWHO/ builder in coord with MSEDCL. Allottees should only pay the meter fees during H/T over. (ii) Laying of exclusive electricity cable from Lonikand to be expedited. **MD, AWHO** gave following directions / comments:- (i) All applications for new meter connections will be handled through office of PD. Individual officers are not required to do any running around. (ii) Lonikand electric line is likely to be completed in another four months. Work has got delayed due to expansion of highway. The MD stated that he has another meeting scheduled with the contractor in the afternoon in which further inputs will be obtained. (iii) In first six towers which have been handed over, PD will make arrange for temporary electric connections for interior work or occupancy and reasonable flat charges will be levied. (iv) Based on occupancy rate of the society, MESDCL will be requested to release additional load and accordingly sanction additional meters.	PD NUPC	Dir (Plg) Dir (Cont)
(c)	**Water Supply and Piped LPG.** AWHO to take up case with HQ Southern Comd / Sub Area to liaise with civil authority for expediting laying of water and LPG pipeline to AWHO, Wagholi. **MD, AWHO** agreed to take up case with HQ Southern Comd for taking up the issue of water pipeline and piped gas for the society with civil admin.	PD Secy Dir (Plg)	Dir (Cont)
(d)	**Pipelines from Toilet - DXA Towers**. Soil water pipe line and waste water pipe line passing through Dressing Room of Master Bed Room in DXA Flats. **MD, AWHO** agreed that this has been a planning fault and could have been avoided. To overcome this, the pipes have been covered with false ceiling. In the unlikely event of any malfunctioning, the same will be repaired.	PD NUPC	

(e)	**Façade of DXA, G and H Tower.** In all DXA, G and H tower DUs, elevation brick work on the facade has restricted the view of balconies. The same should be rectified. **MD, AWHO** agreed that this is an architectural feature, however, it shall not be possible to change it at this belated stage.		
(f)	**Water Well.** A good water source (one water well) has been gifted to Fire Station. Water share from this borewell should be claimed by AWHO. Brig Sokhi projected that the requirement of Fire Station is to only fill up their fire tenders. Accordingly, Fire Station can be requested to release water from their borewell to AWHO for which a pipeline can be laid. **PD** intimated that once the land was transferred to the Fire Station, rights over all assets existing in this piece of land also got transferred to the Fire Station. RWA once formed, may explore this option. **MD, AWHO** directed PD to explore the options of getting water from Fire Station, if the same was agreed to by them.	PD Dir (Plg)	
(g)	**SDA Bathroom Sink Pipes**. All SDA houses have common issue of bathroom sink pipeline passing open it should have a 'U' bend pipe and concealed. On query from MD AWHO about details of the point, there was no clarity of the same. Since this issue was not clear to any member, the point was dropped.		
(h)	**Quality / Elevation of PCC Roads.** The quality of internal PCC roads is poor. Cracks have already appeared in large No of places. Also, at places the slope is incorrect, resulting in rain water entering building foyers. **MD, AWHO** gave following directions / comments:- (i) All broken pavered tiles will be replaced. (ii) During next rains, exact locations from where water is entering into towers and issue of flooding in basement parking will be checked and rectified by the contractor during Defect Liability Period.	PD YFC NUPC	Dir (Plg) Dir(Cont)
(j)	**Special Power of Attorney.** Handing / Taking over of flats may be allowed by friends/fellow Officers (in addition to blood relations) for those allotees who cannot be physically present and for whom agreement to sale has already been completed. **MD, AWHO** agreed for the same and directed that non blood relations can be permitted to take over flats on Power of Attorney. However, the Power of Attorney should preferably be given to the serving / retired officers. The person taking over the DU should give the defects to be rectified to the PD in writing.	PD Dir (Mktg)	
(k)	**AC Points.** In all flats, the dining room AC points are at wrong wall with no provision for taking the AC pipe out. **MD, AWHO** agreed that this is an architectural design defect where in provn of concealed pipe should have been made. However, this cannot be rectified at this stage.		

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(l)	**Quality of Floor Tiles.** The quality of tiles as well as its laying in the DUs is sub standard. Architecture rep of NUPC intimated that Somany vitrified tiles have been used. He also agreed to check the DUs where tiles had not been laid properly. **MD, AWHO** gave following directions :- (i) Any chipped tiles observed during Handing/ Taking over will be replaced. (ii) Hollow sound tiles will be checked during H/T over and it will be the responsibility of NUPC to ensure that tiles where mortar has not been applied properly are replaced. (iii) Any tiles which come out during the defect liability period of 18 months from the date of handing over will be replaced / rectified, except those which break due to misuse by the allottee. Brig Sokhi intimated that the issue is not only on the quality of laying but also the quality of tiles laid seem to be sub standard. Giving the example of F-1304, the stains of face cream, which was accidentally dropped on the floor, are not coming off the tiles. **MD, AWHO** directed Architect head of NUPC to investigate the case and give feedback of the same.	YFC NUPC PD	Dir (Plg) Dir (Cont)
(m)	**Arboriculture.** Arboriculture plan and quality of plants needs more deliberation and thorough planning. **MD, AWHO** directed PD to share the Arboriculture plan prepared by the Architect and also display the same at a common place in the office complex.	PD NUPC	Dir (Plg)
(n)	**Paint Stains on Glass Panes.** At many places paint / distemper stains are existing on the glass panes which cannot be removed from outside due to grill / mesh. These need to be cleaned centrally before handing over of DUs. **MD, AWHO** stated that he had observed the outer cleanliness issues during his rounds of the site and directed PD to ensure that all glasses are cleaned from outside during handing over of DU as well as during final handing over of project.	PD YFC NUPC	Dir (Plg)
(o)	**Cost of LXA.** Cost of LXA flats (2100 sqft) post acceptance of Contract Agreement (CA) in 2016 was frozen at 85.26 Lakh excluding parking, amounting to Rs 4060/- per Sqft. Even in the case of allottees who had booked in 2019, the cost of LXA was shown as Rs 90,69,782. However, in the final statement the cost excluding parking is being reflected as Rs 94.68 / 89.25 Lakh @ 4250/- / 4500/- per Sqft. The following may be clarified:- (i) How AWHO has increased the price post acceptance of CA. (ii) Why there has been an increase in cost of LXA in respect of allottees who had booked the flats in 2018-19 when the cost had already been escalated. (iii) What is the background and breakup to the amount of escalation charged in last balance 5% of payment being	-	Dir (Mktg) Dir (F&A)

	recovered. (iv) Why GST has been charged from the allottees on 60% of the total amount which has been paid before Jul 2017 (date of promulgation of GST), keeping in mind that during 2016 the building construction work had not even started. **MD, AWHO** gave following clarifications:- (i) The cost of DU was frozen in 2017. (ii) Thereafter, cost of laying electric cable from Lonikand of approx Rs 10.5 Cr has been loaded on all DUs. Of this, AWHO is likely to get a refund of Rs 2.04 Cr which will not be in cash but electricity bill of central amenities will be adjusted. (iii) The central amenities were created for Ph I and Ph II DUs. However, since Ph II DUs have not been built, the entire cost of central amenities has been loaded on Ph I alottees. (iv) There has been a miss calculation of land allotted for Ph I and Ph II. Ph I has taken up slightly more land (0.68 acres) than what was earmarked. This anomaly is being rectified and a file has been moved to the Higher Management Committee. However, no additional cost will be now levied to Ph I allottees than what has been already charged as per Final Statement of Accounts (FSA). (v) Although GST was introduced in 2017, even before the GST era other taxes like VAT and Service Tax as applicable were being paid to the Govt. Post GST era, also, the GST component has been kept as part of total payment and no extra money has been charged from allottees towards GST. **MD** also clarified that GST need not be added for calculating consideration amount for stamp duty during the time of registration.		
(p)	**<u>Audit of Quality of Constr as per Scope of Contract by Independent Agency</u>.** It is recommended that the entire project be audited by an independent agency. **<u>Checking of Internal Water and Drainage Pipelines</u>.** An exercise must be conducted by releasing water from all taps and flushes to check the internal drainage pipes for any leakages. **Architect rep of NUPC** clarified that the structural design of the buildings has been approved by Indian Institute of Science. All external services like STP, firefighting, lift etc have been certified by external agencies before issue of partial Occupation Certificate (OC). **MD, AWHO** gave following clarifications:- (i) The structure has a fault liability of 5 years as per RERA rules. (ii) All other fitments in a DU or in common areas have a defect liability of 18 months from the date of taking over.	YFC NUPC PD	Dir (Cont) Dir (Plg)

	(iii) Even if an allottee reports a complaint one day prior to completion of defect liability clause of his DU, the contractor is bound to rectify the defect. (iv) All branded sanitary and other fitments have warranty as offered by OEM. Bills of the same shall be handed over by PD to RWA, once formed, to avail benefits of the warranty period.		
(q)	**Selective Handing Over of DU for Balance Six Towers.** Brig Sokhi asked the MD in case an allotee can be given possession of his DU in an earlier timeframe, even if the common services in the balance six towers have not been completed. The FSA issued by AWHO mentions that a DU can be taken over in the absence of OC, provided the allottee submits an affidavit for the same. **MD, AWHO** stated that he shall consider the point and convey his decision later.	Dir (Mktg) Dir (F&A) Dir (Plg) PD	

3. Sharing the status of Ph II land, MD AWHO intimated that a decision has been taken to seek inputs through a Demand Survey for additional flats to be constructed on Ph II land. Final decision on this is likely to be taken in second half of 2021.

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

Case No : B/03020/Pune (Wagholi)/Wd /AWHO (i)

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Dated: 30 Dec 2020

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

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Internal

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

Secy

Dir (Cont)

Dir (Mktg)

Dir (F&A)