

### ALLOTTEES MEETING HELD ON 24 MAR 2019 AT AWHO PROJECT COIMBATORE

A Meeting was held between AWHO Officials and allottees of AWHO Project, Raman Vihar, Coimbatore on 24 Mar 2019. The following were present along with around 40 allottees:-

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|---------------------------|-------------------------|
| (a) Col Sanjay Chauhan    | - Secy, AWHO, New Delhi |
| (b) Col Atul Mohan (Retd) | - Dir (Plg)             |
| (c) Col S Chakraborty     | - Proj Dir              |
| (d) Col KP Haran (Retd)   | - Dy Proj Dir           |

Various issues were discussed as per the meeting notice circulated through the AWHO website. Points raised by the allottees, reply given by the AWHO officers is tabulated below:-

<u>Ser No</u>	<u>Agenda Points/ Points from Allottees</u>	<u>Proposed Action</u>
1.	<b>Registration of Project under TNRERA.</b> The Allottees raised the issue of AWHO, Project Coimbatore not registering with TN RERA in spite of repeated assurances by AWHO officials. The order by the chairman TN RERA on 30 October 2018 and subsequent dismissal of the appeal by the Appellate authority on 20 March 2019 where quoted by some allottees. The allottees wanted AWHO to register the project with TRERA without further delay.	The allottees were informed that AWHO is examining the recent order of Appellate Authority, and shall take further action based on legal advice.
2.	<b>Recognition of Raman Vihar Apartment Owners Association.</b> The allottees wanted the meeting to be declared a meeting between the representatives of AWHO and the Raman Vihar Apartment Owners Association (RVAOA). They felt that since they had the support of a substantial number of allottees (around 255 numbers) they should be given due recognition as the official RWA by AWHO.	(a) Allottees were informed that AWHO follows a due process of formation of RWA as listed in its Master Brochure, wherein a due process of fair election, has to be gone through.  (b) All registrants have submitted themselves to obey rules of AWHO Master Brochure in Para 19 of the application. The Master Brochure lay down the process for formation of AUC

<p>3. <b>Clarification on the Purchase of Land.</b> The Allottees were not convinced with the explanation given through the AWHO website and the subsequent letter written by MD, AWHO regarding the purchase of land for Coimbatore Project. The allottees wanted financial statement as proof that only part of the land had been charged from them. They sought proof of the planning by AWHO on the DUs planned in Ph-II. Allottees expressed their unwillingness to visit HQ, AWHO, Delhi to scrutinize the accounts.</p> <p>4. <b>Finalisation of Sale Deed.</b> Allottees wanted early finalisation of sale deed. They wanted withdrawal of certain viral clauses including the clause with stipulates that all dues of the allottees had been settled with AWHO. This clause was required to be amended considering the fact that arbitration proceedings were in progress and the project accounts had not yet been finalized. It was clarified by AWHO that the sale deed was getting delayed due to delay in finalisation of</p>	<p>and RWA in Para 75 (a) to 78. Raman Vihar Apartment Owners Association has been formed by a group of allottees without following due process.</p> <p>(c) <b>AWHO has no objection to any or all members of so called RVAOA contesting the election or becoming part of RWA elected by AWHO, following the laid down process.</b> Moreover the case No 8115 of 2019 in High Court, Madras being subjudice, it would not be appropriate to comment. Outcome of the case be awaited.</p> <p>Dir (Planning) explained the procedure for purchase of land from AWHO funds and subsequently recovery from the allottees. The allottees of the present phase have been charged only for 15.14 acres of land and not the complete 33.65 acres as claimed by them. The details of the same could be shared with the allottees, in a manner as directed by MD, AWHO.</p> <p>Allottees were informed that the sale deed has been finalized except the UDSDL on which there were varying views. Legal and expert opinion was being sought, post which the draft sale</p>
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<p>UDSL. The allottees were informed that there was no standardized method for calculating the UDSL and they could also give their views on the same.</p>	<p>deed would be finalized.</p>
<p>5. <b>Outcome of Arbitration Proceedings.</b> Allottees wanted to know about the progress of the arbitration case and the chance of getting any refund for the excess amount that has been paid by them due to the risk and cost contract. The progress of the arbitration case was intimated to the allottees and they were informed that AWHO had won the arbitration proceedings against the initial contractor.</p>	<p>The allottees were intimated that any amount claimed from the contractor based on the outcome of the arbitration proceedings would be deposited in the project accounts. Once the awarded amount is deposited by the contractor.</p>
<p>6. <b>Completion and Handing over of the Project.</b> The allottees wanted all works to be completed and the project assets be handed over to the RVAOA. It was clarified that AWHO also wanted to complete the balance rectification works and the fencing of the boundary wall at the earliest</p>	<p>It was decided to complete the physical and financial closure of the project at the earliest. Project assets would be handed over to RWA once the democratically elected RWA duly recognized by AWHO come into existence.</p>

B/03020/AWHO/COIMB/Project  
 Project Office  
 AWHO Coimbatore

29 Apr 2019

Distr:-  
 Secy  
 Dir (Plg)  
 PA to Dy MD (Tech)  
 Notice Boards (Raman Vikar)

  
 (S Chakraborty)  
 Col  
 Project Director