

**MINUTES OF MEETING HELD ON 06 SEP 2021 WITH ALLOTTEES OF
SHANTI VIHAR SECTOR – 95, GURGAON**

1. A meeting chaired by Maj Gen Vikal Sahni, SM, VSM (Retd), MD AWHO was held with allottees of Shanti Vihar Sector-95, Gurgaon in AWHO Conf Hall on 06 Sep 2021. Following officers attended :-

(a) **Group of Allottees**

- (i) Lt Gen Gurmit Singh, PVSM, UYSM, AVSM, VSM (Retd).
- (ii) Maj Gen Ajay Vij.
- (iii) Col AK Rawal (Retd).
- (iv) Lt Col Kirti Kumar Shah (Retd).

(b) **AWHO**

- (i) Brig Ajai Singh Negi, VSM - Dy MD (Adm).
- (ii) Brig DN Bhatt - Dy MD (Tech).
- (iii) Col K Prakash - Dir (Plg).
- (iv) Col Karunesh Kumar (Retd) - PD Sector 95, Gurgaon.

3. MD welcomed the allottees of Shanti Vihar to the meeting and stated that this project had received maximum attention from MD and staff of AWHO being a delayed project. AWHO has been receiving suggestions and complaints from allottees from time to time. These have been addressed through meetings with group of allottees, web updates and uploading the Minutes of Meetings on AWHO website. Most of the remaining issues shall be addressed by the time assets are handed over to the RWA. Efforts are on to look into major issues including Revenue Rasta and hand over the project to RWA without any encumbrances.

4. Lt Gen Gurmit Singh, PVSM, UYSM, AVSM, VSM (Retd) thanked MD for giving time and opportunity to express their suggestion / grievances on behalf of all allottees. He stated that during the last meeting held on 04 Sep 2021, PD gave brief on most of the items / issues and covered all the points in great detail. He acknowledged that the project was stalled and it was the perseverance of Team AWHO which brought it to the present stage of completion of project. He added that satisfaction of allottees who have waited for so long was of paramount importance, hence there was a need for future planning to ensure that Shanti Vihar becomes a vibrant society.

5. Lt Gen Gurmit Singh stated that aspects of security, proper functioning of elevators, DG Sets etc are of paramount importance. In the mid term, AWHO should resolve issue of Revenue Rasta and High Tension Line and consider establishment of CSD and ECHS. He suggested that the project be inaugurated by CDS as he was instrumental in completion of this project. He requested MD to pass suitable directions to make central amenities functional. Till the formation of AUC / RWA, AWHO should find a way to involve allottees in decision making on common assets / services. He highlighted the need of response mechanism and defect rectification to be made more efficient. He reiterated the requirement of having proper security of the project as the Contractor's security was not responsive to allottees requirements.

6. MD stated that complete project including school is likely to be completed by end Oct 2021. Occupation Certificate (OC) has already been received, less of school. AWHO shall make all efforts to ensure that Defect Liability Period (DLP) of Contractor is till Dec 2022. All defects occurring till DLP shall be rectified by the Contractor. PD has already called for tenders for Security Staff for the Society. Only two tenders were received in the first call. The tenders have been recalled. These will be in by 15 Sep 2021 and Security Staff of the Society under PD will be employed wef 01 Oct 2021. Contractor's security shall be over and above this on as required basis by the Contractor. However, overall security shall be under PD wef 01 Oct 2021, till it is taken over by the AUC.

7. **Boundary Wall.** On the issue of boundary wall raised by allottees, MD stated that height of boundary wall is as per specification of HUDA / GMC. Anything over and above will be violation of their norms, which may invite penalty. However, 70 m portion of wall where height was less, shall be done as temporary structure as already promised earlier, which does not violate the local authority norms.

8. **Arbitration.** MD informed that questioning of PD by other party in the Arbitration case is over. Further proceedings are likely to take time before final award is declared by the Arbitrator. However, recovery of any amount from Ramprastha will be feasible only after all legal means are exhausted by both parties. The amount finally received, less legal expenses and amount due to AWHO shall be ploughed back to the Project Account, which shall be returned to allottees on pro-rata basis of their super area of DUs on closure of Project Account.

9 **Central Amenities.** MD stated that despite low number of allottees staying in the project as on date and normal guidelines being 25% for AUC and 50% of allottees residing for formation of RWA, AWHO may nominate AUC by Nov 2021 to involve allottees in functioning of the Society and start the process of Handing Over.

10. **Revenue Rasta.** MD informed that Project area has come under Municipal Corporation (MC) of Manesar. Revenue Rasta is not applicable for areas under MC and AWHO has to buy Revenue Rasta from MC by paying the amount asked by MC. It might take few months but AWHO is pursuing the case. MD requested senior allottees of the Society to also pursue the case with MC of Manesar & DTCP using their good office / contacts, so that process can be expedited.

11. **Response by AWHO and PD.** On the issue of lack of proper response to allottees, MD stated that strength of AWHO has been reduced considerably and more reductions are in pipeline. Due to reduced strength, there may be cases where AWHO is not able to reply individually, however, points of common interest are conveyed through open forum discussions and are also uploaded on AWHO website for information of all allottees.

12. **Maintenance.** MD said that suitable steps are being initiated to streamline the maintenance of the complex through PD. Allottees would see the results by end Oct 2021.

13. **Water Sup.** The piped water sup has been delayed from GMDA. To meet the water requirement of allottees, two bore wells have been established, till water connection is given by GMDA by Dec 2021. The yield from these wells shall be sufficient to meet water requirement of Society till GMDA water supply is made available.
14. **Club House.** MD stated that AWHO proposes to open the Club House for allottees with conduct of Diwali function on 04 Nov 2021. AUC shall be formed prior to that. AUC may formalise the taking over and leasing etc. of the Club House.
15. PD thereafter covered the following issues :-
- (a) **Seepage.** PD assured the allottees present that all seepage issues shall be attended by PD at the earliest once rains are over.
- (b) **Basement Parking Not Ready.** PD stated that parkings in basement are ready in all respect. Only lights are not switched on to save electricity bill. Sufficient parkings are available presently on stilt (as a large No of allottees have not taken over their DUs). Once sufficient allottees start residing, the light in basement shall be switched on at night.
- (c) **Daily Need Shops.** PD confirmed that hs is in talk with Safal and Super Mart to meet the daily needs of residents. Major Gen Ajay Vig suggested that a Medical Store be opened with low rent in the beginning. The rent may be increased gradually, when number of allottees staying in Society increases. MD stated that the same may be undertaken once AUC / RWA is formed.
- (d) **Plantation.** PD intimated that Plantation and Arboriculture is being done as per the scope of the project. The plants shall be maintained properly till handing over to AUC / RWA.
- (e) **Lift.** PD intimated that a few issues took place, however, these were attended to and there was no problem now. Lt Col Kirti Kumar Shah suggested that AWHO should check everything in consultation with few allottees before contractors are left off the hook. MD reiterated that all contractors have DLP. They shall not be left off the hook unless all defects intimated till DLP are rectified. Major Gen Vig suggested that set of instructions to be put in the lift. These instructions can be written on a steel plate and pasted in all the lifts. MD directed PD to get security instructions printed on stainless steel plates and have them put on all lifts.
- (f) **Fire Fighting.** PD stated that the firefighting system is fully functional. However, in few isolated cases, like in M Tower, interior decoration contractors broke fire door to take water connection from fire pipe. This puts whole system in jeopardy. PD is trying his best to catch these people and levy penalty. PD requested allottees also to intimate him, if they see any such incident.
- (g) **Solar Panels.** Major Gen Vig stated that at a few places on roof tops, the solar panels are broken which need to be rectified on priority. Some overhead tanks were also leaking. A suitable system should be put in place to avoid such leakages and mishandling by contractors or allottees. Seepage at Chajja at 5th, 10th and 15th floor also needs to be rectified. PD said that all these points shall be rectified latest by 30 Oct 2021.

(h) **Sign Board**. Lt Col Kirti Kumar Shah suggested that signboards for speed limit of vehicles to be placed. PD clarified that traffic signs have already been put at the site at various locations. If anything more is required, the same may be communicated to PD for consideration by AWHO.

16. MD stated that a few allottees were under the impression that PD and other staff were paid out of Project Fund. He clarified that 100% staff of AWHO is paid out of Establish Fund and not from the Project Fund of the project.

17. Lt Gen Gurmit Singh thanked MD for his clarity, decisions and being transparent in clarifying all issues. He said that although few people try to spread negativity, still most of the allottees are happy and want Shanti Vihar as a vibrant society. He, however, mentioned that PD should listen to the allottees patiently.

18. MD thanked Lt Gen Gurmit Singh and other allottees for very fruitful interaction. He assured the allottees that AWHO shall always be responsive to the genuine needs of the allottees.

19. There being no more points, the meeting was declared closed.