

MINUTES OF MEETING WITH ALLOTTEES HELD AT SHANTI VIHAR COMPLEX
ON 27 NOV 2020

1. Maj Gen Vikal Sahni SM,VSM (Retd), Managing Director AWHO held a meeting at the Shanti Vihar complex on 27 Nov 2020 with allottees to discuss various issues related to the project.
2. 23 allottees, headed by Lt Gen Gurmeet Singh (Retd) attended the meeting. The meeting was also relayed live on Zoom to facilitate other allottees who could not attend the meeting physically.
3. Lt Gen Gurmeet Singh (Retd) welcomed MD AWHO on behalf of the allottees and requested MD to open the meeting.
4. MD in his opening remark mentioned that this is his third visit to the site and he had four meetings with the allottees within five months of his taking over as MD. He mentioned that the agenda points forwarded for this meeting have already been covered in earlier meetings, minutes of which had been uploaded on AWHO web site.
5. MD reiterated that a lot of efforts have been put in to complete the project. Since M/s Ramprastha abandoned the project, AWHO had two options - Wait for M/s Ramprastha to complete the project, which would not have happened till date; or cancel the earlier contract and proceed with new contractor, which would result in taking 8% extra amount from allottees to complete the project. The options were analyzed and it was decided to go in for termination of contract of M/s Ramprastha and complete the project at the earliest.
6. MD informed that out of the 74 allottees who took legal recourse against the 8% increase in cost, 41 had already paid the escalated amount and another five allottees are in contact with AWHO for paying the same in next two week time. He reiterated that the DUs would be handed over only after all dues are cleared. He informed that Lt Col Kirti Shah upgraded his allotment from SDA to Luxury Apartment in Aug 2018 and Col AK Rawal, bought second DU in Jan 2020 while already owning Luxury Apartment (booked in 2011). Both of them would not have done so if there were any major issues in Shanti Vihar Project. Both these offrs as well as Lt Col Rama Kant Govil have also paid 8% escalation amount. As far as issues raised by few allottees regarding quality is concerned, most of the allottees who have already taken over the DUs are extremely satisfied.
7. MD thereafter opened the session for questions and clarifications. Lt Gen Gurmeet Singh (Retd) asked MD if he can give a brief on electricity, water sup and sewage. MD asked the PD to explain the same.
8. PD intimated that :-
 - (a) Electric load for the project was sanctioned for 9.68 MVA during June 2019, however, the same was not being taken due to heavy fixed and minimum charges being levied by DHBVN. Therefore, electric load is being increased in gradual manner to avoid infructuous expenditure on fixed charges. As on date 100 KVA load is connected which will be increased to 400 KW by mid Dec 20 based on requirement. If need, arises, it will be further increased to 1 MVA. MD assured that there shall be no issues and electricity would be provided to all the allottees on taking over their DUs.

(b) Col Shyam Suri enquired about payment of electricity charges. PD informed that all DUs shall be provided with prepaid dual charge electric meter. All consumers will be charged for their consumption (DHBVN/ DG as the case may be).

(c) Water Supply connection application was filed with GMDA in Aug 2019 and again in Jun 2020. However, they returned the application since water supply line is not energized in our area so far. PD informed that he held meeting with CEO, GMDA and got assurance that Water Supply would be connected by Jan 2021. MD clarified that it may take upto Mar 2021, given the present pandemic situation. He, however, assured the allottees that piped water supply would be made available to all residents of Shanti Vihar by Mar / Apr 2021. Till then, water shall be provided by water tankers or alternate sources, as is the case with adjacent societies.

(d) PD confirmed that Sewage line is complete from first tower to last tower and STP is commissioned for treatment of sewage. Same shall be operationalized once adequate load is generated.

(e) PD clarified that the 33 KVA Switching Station will be installed in Shanti Vihar, as per policy of DHBVN. The developer is required to provide 500 Sq Yard of land to establish switching station. Accordingly, AWHO has formed a group of three more builders who will be sharing land and construction cost, for which AWHO has signed a MoU with them.

9. Lt Gen Gurmeet Singh (Retd) asked MD to explain about the Occupation Certificate (OC). MD stated that AWHO has received **"In Principal OC" on 05 Oct 2020**. MD explained that procedure for obtaining the OC is same for all builders and AWHO is not an exception. Authorities give a month's time to raise any objection by neighbors / allottees or any third party etc for any major issues. DTCP has taken into consideration three deviations from the original approved drawings, which are within permissible limits. MD assured that the OC is likely to be received by 10 Dec 2020. Col Sumesh Seth asked that the 05 Oct 2020 letter does not say "In Principal OC", rather it says "in principal approval of OC". MD clarified that both mean the same. Lt Gen Gurmeet Singh (Retd), requested to wait for the OC till mid Dec 20 as committed by MD.

10. One of the allottees suggested if the cost of the DU for registration purpose be kept as per the Technical Brochure to reduce the cost of Registration, MD stated that AWHO shall explore the option to reduce the cost of Registration for the benefit of allottees.

11. On the query about Central amenities, PD stated that Shanti Vihar has various amenities like Club House, Shopping Complex, Sports Facilities and School Complex etc. Work on all amenities has been completed except three schools, which is likely to be completed by June 2021.

12. On query about HRERA registration, PD clarified that HRERA registration was done on 04 Jan 2018 with Registration No 08 of 2018. Initially, the PDC of the project was Dec 2020, however, due to COVID-19 situation; Government has extended completion date for further six months. Therefore, HRERA completion date of Shanti Vihar would be Jun 2021.

13. About Security sys, PD clarified that following measures had been taken for security :-

- (a) Boom Barrier is provided on main gate.
- (b) Guard cabin on each gate.
- (c) CCTV at main gate, entrance of each tower, exit of each basement ramp and on periphery.

14. MD said that once AUC/RWA is formed, they can institute any measures they want to augment the security. All the items mentioned by the PD will be handed over in functional condition to the AUC/RWA.

15. Col D C Dhaiya enquired about the status of the Revenue Rasta. MD stated that this issue was discussed during earlier meetings also and minutes are uploaded on web site for the info of all. AWHO tried its best to resolve the issue and went to the extent to pay Rs 1.70 Cr against exchange of Panchayat land, however, the same did not fructify due to village politics. AWHO however, was still trying to resolve this issue. Once the area comes under Municipal Corporation, the issue will get resolved automatically. Till the time it happens, fencing on both sides of Revenue Rasta will be erected to ensure security.

16. On the issue of increasing the height of boundary wall, MD stated that the point was also discussed during previous meetings. He stated that once RWA is formed, boundary wall height will be increased as mutually agreed.

17. Lt Gen Gurmeet Singh (Retd) asked the policy of AUC and RWA. MD stated that AUC is formed at the occupancy of approx 20% and members are nominated by AWHO out of those staying in the society. RWA will be formed at approximate 50% occupancy through elections under the supervision of AWHO. However, considering the large number of allottees, the same can be considered to be reduced to 35% - 40%. MD suggested that RWA be formed out of resident allottees to address various issues of the society.

18. MD briefed about the Arbitration case and stated that allottees are aware that AWHO has invoked Arbitration against M/s Ramprastha. It is under currency and being represented by a very senior lawyer of Supreme Court. Justice AK Sikri, Retd Judge of Hon'ble Supreme Court is the Arbitrator. MD agreed to one of the allottees be nominated as observer, however, he/she should not be a litigant. MD stated that names of four allottees be given to AWHO, out of which AWHO shall request one of the reps to attend the arbitration hearing, whenever it happens.

19. On HT wire issue, MD stated that the issue cannot be pursued by AWHO beyond what it had already done. Lt Gen Gurmeet Singh (Retd) requested that AWHO should keep HT wire issue alive and keep trying to resolve it.

20. On the query about Defect Liability Period, MD said it will start from 01 July 2021 and all the equipment will have warranty from date of purchase or installation as the case may be. Allottees should not get confused between defect liability and maint. Both are different.

21. On sharing of accounts, MD said that audited accounts as per the practice of AWHO will be handed over to the RWA. On the issue of CSD Canteen and ECHS, MD stated that it is subject to sufficient number of authorized allottees staying in the complex. AWHO shall take up the case once it becomes viable as per the existing norms.

22. MD explained the rules and procedure about allotment of EWS flats by Govt of Haryana. He reiterated that AWHO had no say in allotment of these flats which are allotted by Govt of Haryana to its own residents who are below poverty line, through a draw.
23. Lt Gen Gurmeet Singh (Retd) thanked MD for clarifying various issues.
24. At the end, MD thanked all the participants for an open and frank interaction.
25. There being no other points, the meeting was declared closed.