

AWHO SECTOR-95, GURGAON
SITE VISIT BY ALLOTTEES ON 22 JUN 2019

1. A site visit was conducted at AWHO Sector-95, Gurgaon project site on 22 Jun 2019 from 1100h to 1400h at request from allottees. Approx 20 allottees alongwith their family members attended. The visit was coordinated on behalf of the allottees by Lt Gen Narendra Singh, PVSM, AVSM, SM, VSM (Retd). The following officials from HQ AWHO were present: -

- (a) Maj Gen Pankaj Chouhan, Addl MD.
- (b) Brig AS Negi, VSM, Dy MD (Adm).
- (c) Col Atul Mohan (Retd), Dir (Plg).
- (d) Lt Col Pankaj Subba, EO (Mktg).

2. Reps of PMG comprising Col Vinay Kumar and Lt Col S Chakrabarti were also present.

3. The allottees were initially briefed by the Project Director and subsequently conducted around the site.

Briefing by PD

4. PD briefed the allottees on following issues: -

(a) **Feedback on Pts Given During Earlier Visits.** The allottees were updated on pts given by them during their earlier visits and certain suggestions given by e-mail. Salient aspects of the feedback are listed below :-

- (i) Based on request from one of the allottees, PD briefed the gathering about details of fire fighting and safety measures incorporated in the project.
- (ii) The layout and plan of rain water harvesting system and disposal of surplus rain water was briefed in detail.
- (iii) Successful removal of chemical factory.
- (iv) Efforts undertaken by AWHO for re-location of overhead HT line.
- (v) Prog on rectification of defects pointed out during previous visits of allottees.

(b) **Progress of the Project.** The PD indicated present overall progress of 86.38% and presented pocket wise plan of completion of bal wks. He confirmed that the project was on track to be completed by Dec 2019.

(c) **Details of External Services.** The following major issues were covered: -

- (i) Layout of storm water drainage was explained in detail. This included drainage of surplus water by pumping from sumps created in the basement and at ground level (Basement No 2 & 3).
- (ii) It was informed that approval of 10.56 MVA electric load has been received from DHBVN. The allottees were also explained the load planned to be given to each DU.
- (iii) All lifts have been recd on site, out which 23 have been installed, and the bal shall be installed by Sep/Oct 2019.
- (iv) Fire fighting system in Basement, Towers and Non Tower area was explained in detail.

(d) **Extended Warranties.** The PD informed that due to his persistent efforts extended warranties of a No of electrical items and CP fittings had been obtained. Copy of the warranties would be handed over to all allottees alongwith the handing over documents of the DU.

5. On query from one of the allottees, Addl MD briefed about the status of arbitration case. He informed the gathering that M/S Ramprastha Pvt Ltd has challenged appointment of Brig SK Chaturvedi as arbitrator in Hon'ble Delhi High Court. The case was being adequately defended by the legal team of AWHO, and was posted for hearing on 16 Jul 2019.

6. Addl MD requested support from all allottees in making timely payment of their dues, as shortage of funds due to non-payment could affect timely completion of the proj. Since the proj was now on track, Addl MD requested the allottees to create a positive image of the project.

7. Lt Gen Narendra Singh PVSM, AVSM, SM, VSM (Retd) advised the allottees to avoid negative publicity and support AWHO in completion of the project. He advised all allottees present to make all due payments to AWHO and motivate others too. This will help AWHO in ensuring timely completion of the project.

Site Visit

8. The site visit was subsequently conducted at the following locations: -

(a) Sample DU made in the Luxury Tower.

(b) External development such as roads, jogging track, arboriculture plan etc in the Luxury Tower Complex was explained in detail on ground.

(c) Surplus water sump was shown and manner of disposal of surplus rain water explained at site.

(d) Vist to STP was conducted, and salient provisions explained at site.

(e) Clubhouse building was also visited and facilities being provided were explained.

(f) Proj Dir also displayed electrical cables of 'Universal' make factory embossed with the name of the project (Shanti Vihar).

9. The group of allottees expressed satisfaction at the progress made, and assured all support to AWHO.