

**MINUTES OF MEETING OF DY MD (TECH), AWHO
WITH BOM (BVAAOA) AT CLUB HOUSE BAHADUR VIHAR SITE ON
SECTOR 8B (VAY) LUCKNOW ON 20 SEP 2021**

1. Brig D N Bhatt, Dy Managing Director (Tech) AWHO visited Bahadur Vihar AWHO project on 20 Sep 2021. During his visit, he conducted a meeting with BOM (BVAAOA) and visited the project site. The meeting was attended by the following: -

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|-----|-------------------------------------|---|
| (a) | Col N S Chauhan (Retd) | – President BVAAOA |
| (b) | Mr. Manish Rai Advocate | – Vice President |
| (c) | Hony Lt Ramesh Singh Chauhan (Retd) | – Secretary |
| (d) | Mr. Virendra Pathak | – Treasure |
| (e) | Mrs. Sushma Kharkwal | – Joint Secretary |
| (f) | Mrs. Preeti Sharma | – Joint Secretary |
| (g) | Col C N Rawat (Retd) | – Project Director |
| (h) | Mr. Himanshu Chopra | – Arch, M/s G P M & Associate Pvt Ltd. |
| (j) | Mr. Sanjay Kumar Singh | – Project Engineer , M/s GPM & associates Pvt. Ltd. |
| (k) | Sub J L Mandal (Retd) | – Project JCO, JE (Civil) |
| (l) | Mr. Saurab Khatan | – Director CIPEL |

2. The points brought out by the President and few MC members were discussed. Decision taken are given in succeeding paragraphs:-

<u>S No</u>	<u>Points</u>	<u>Decision of Dy MD (Tech)</u>	<u>Action</u>	<u>Info</u>
(a)	Guide line / SOP for handing over of common area / assets	<p>(a) Dy MD (Tech) explained to the BOM that all documents handed over to allottees right from booking letter (alongwith Technical Brochure) till Possession Letter combined with Master Brochure of AWHO cover all the guidelines for taking over of DUs / common asset by allottees / RWA. Hence, no separate SOP is needed. AWHO has handed over all projects at various places based on these documents only. No exception can be made for one project.</p> <p>However, a list of documents containing copy of Sale Deed of land, pre-construction NOCs, Registration Certificates of RERA with details, NOCs after completion of project, details of equipment/ items of common area to be handed over to the BOM shall be given with Building Plans, Inventory, Guarantee, Warrantee etc by the PD.</p>	Dir (Plg) / PD	BVAAOA
(b)	BG's of contractor for seepages / leakage (water project) and Anti Termite Treatment be transferred on the name of RWA	(b) The bank guarantees given by the contractor to AWHO will remain with AWHO only and can not be transferred to BOM as per standard policy of AWHO and as per contractual obligations. However, same shall be encashed by AWHO in case contractor does not carryout defect rectification in given time frame during currency of DLP and rectification shall be done at his risk & cost after fulfilling necessary legal requirements.	-	PD/ BVAAOA

S No	Points	Decision of Dy MD (Tech)	Action	Info
(c)	Non Construction of Boundary Wall towards Radha Nikunj Park. What happens if boundary wall collapses and they do not repair it.	Since the boundary wall of Radha Nikunj park already existed construction of boundary wall towards Radha Nikunj Park was not planned as cost saving measure, for the benefit of allottees. Two boundary walls abutting each other was considered as avoidable expenditure. Incase the boundary wall get damaged then it shall be repaired by the Nagar Nigam as confirmed by the PD.	Dir (Plg)/ PD	BVAAOA
(d)	Provision of Gym equipment at Club House should be done by AWHO	(a) Dy MD (Tech) explained that Gym equipment is not provided by the AWHO in any project. AWHO provides space of Gym. These are to be provide by RWA. However, BOM can approach local military auth for financial help from their Welfare Fund, which some other RWA's have done in AWHO projects. (b) The Vice President requested to provide funds from Corpus Fund for installation of Gym equipment by RWA. Dy MD (Tech) said that Corpus Fund shall be released only on complete take over of assets by RWA as per policy. Vice President insisted that at least a small amount out of Corpus Fund can be given so that they can buy Gym equipment. Dy MD (Tech) requested the President to initiate a case that shall be examined at HQ AWHO & suitable decision shall be conveyed.	Dir(Plg)	Secy BVAAOA
(e)	Remittance of Maintenance and Corpus Fund to BOM	(a) Dy MD (Tech) assured that the balance Maintenance Fund shall be remitted shortly with details of interest and income tax deducted once recovered from allottees of recently sold DU's. (b) The Corpus Fund shall be remitted to the BOM once the common area /assets are taken over by the BOM fully & confirmed by PD.	Director (Finance)	PD
(f)	Leakage/ Seepage at the basement	(a) The rectification of leakage/ seepage from expansion joints shall be carried out immediately after monsoon and to be completed by 30 Nov 2021. (b) Rectification of leakage/ seepage shall be watched till next monsoon and incase some seepage take place then again, it will be rectified by the contractor at his cost.	M/s CIPEL/ Architect / PD	BVAAOA
(g)	Provision of sunshade at one Window of D & E Blocks which are source of water ingress during rains.	The work for provision of sunshade is sanctioned. It shall be completed by 30 Nov 2021 by the PD.	Architect /PD	BVAAOA

<u>S No</u>	<u>Points</u>	<u>Decision of Dy MD (Tech)</u>	<u>Action</u>	<u>Info</u>
(h)	Certain Flushing Issues of WCs of make Somany	(a) Dy MD (Tech) directed PD / architect to speak to the head of maintenance department of Somany to rectify the problem and issue of warrantee certificate to each allottee.	M/s CIPEL/ Architect /PD/ BOM	BVAAOA
(j)	The quality of plaster is poor in some areas & DUs.	Dy MD (Tech) explained to the BOM that the quality of plaster executed is as per specification. However, incase it is not upto the mark at few isolated places and requires rectification it shall be carried out by the contractor at his cost since the project is under DLP. Same shall be ensured by the PD.	M/s CIPEL/ Architect /PD	BVAAOA
(k)	<p>The following petty work requested by the BOM: -</p> <p>(i) Provn of WS tap and drain at each shop.</p> <p>(ii) Provn of telephone connection in shops.</p> <p>(iii) Provn of additional TV screen at guard room to monitor all cameras simultaneously.</p> <p>(iv) Provn of profile sheet at boundary wall of Swimming Pool to cover see through from Radha Nikunj Park.</p> <p>(v) Provn of looking mirror at Club House approx qty 200 sqft.</p> <p>(vi) Provn of telephone point at RWA room.</p> <p>(vii) Provn of water tap at gate No. 1.</p> <p>(viii) Provn of 04 Nos additional CCTV cameras.</p> <p>(ix) Prov of speed breaker at 04 places on campus peripheral road.</p>	Dy MD (Tech) assured that the additional works requested shall be considered by AWHO to be done by PD out of Project Funds, subject to take over of the common area and assets by RWA at the earliest.	Architect /PD	BVAAOA

<u>S No</u>	<u>Points</u>	<u>Decision of Dy MD (Tech)</u>	<u>Action</u>	<u>Info</u>
(l)	The BOM requested for provn of greenery along with boundary wall at the entrance gate	Dy MD (Tech) asked the BOM to forward the estimate so that the amount can be sanctioned. However, the work shall be executed by the BOM on their responsibility as the land does not belong to AWHO and any objection by local auth allottees shall be the responsibility of RWA.	BOM/PD	Dir (Plg)
(m)	Re-alignment of parking at stilt	The re-alignment of parking proposal shall be given by the President BOM through Architect & PD to HQ AWHO for consideration. Same shall be analysed & suitable decision shall be conveyed.	BOM/ Architect/ PD	Dir (Plg)

3. Dy MD (Tech) stated that Bahadur Vihar AWHO projects is one of the very good project constructed by AWHO, specially in terms of quality of construction, architectural design and completion.

4. The President BVAAOA thanked Dy MD (Tech) for his visit to the project and hearing them in person. Dy MD (Tech) thanked President & Members of BOM for their interaction. He assured them that all issues discussed shall be minuted and uploaded on AWHO web site shortly for information of all allottees.

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

Case No : B/03020/VAY/LUCK (8B)/ /AWHO

(K Prakash)

Col

Army Welfare Housing Organisation

South Hutments, Kashmir House

Rajaji Marg, New Delhi-110011

Dir (Planning)

For Managing Director

Dated: Sep 2021

President

Bahadur Vihar AWHO

Apartment Owners Association

Sector-8B, Vrindavn Awas Yojna

Lucknow Cantt – 226002

Project Director

Army Welfare Housing Organisation

Chappan Chauraha

Lal Bahadur Shastri Marg

Lucknow Cantt- 226002

M/s Gain P Mathur & Associates Pvt Ltd

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Internal

PS to MD - For info of MD pl.

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

Secy

Dir (F&A)

Dir (Cont)

Dir (Mktg)

Dir (Land)