

AWHO : PLANNING SECTION

WEB UPDATE :AWHO SECTOR 114, MOHALI

1. The project is free from any encumbrance. On the contrary, RWA has been unable to check and stop rampant modification/addition/alterations in DUs affecting structure and functionality, which is likely to be viewed seriously by civic authority.
2. The Completion Certificate (CC) and Occupation Certificate (OC) have been obtained. The partial CC of site is due to the dispute regarding beneficiary of compensation money for already acquired Revenue Rasta, which is being defended in Hon'ble High Court Punjab and Haryana, Chandigarh.
3. Waterproofing work of basement parking has been done by contractor and the same is under observation. **AWHO shall ensure that the issue of leakage in the basement is resolved.** However, owners must ensure routine cleaning of drains and functionality of pumps installed in sumps to drain out excess water. The owners need to coordinate the storm drain cleaning with M/s Ansal's agency maintaining the Sector, well before every monsoon.
4. The Solar Water Heating System has been handed over in working condition to the society. However, it may be appreciated that it is not designed/intended to provide hot running water. It only supplies warm water to the geyser line in each DU to save electricity. The system has been installed as per the statutory guidelines and needs a professional agency to maintain the same.
5. The Fire Fighting (FF) System was installed and NOC was obtained by AWHO after due checking and vetting by Fire Department. The system was handed over to RWA with NOCs, which have expired in **March 2021**. Renewal of the same is the responsibility of society. Being a sensitive issue and safety concerns, AWHO shall provide all assistance to the RWA to get the NOC renewed. However, RWA shall take necessary action with respect to liaison with fire authorities and other formalities.
6. Facility Management Funds (FMF) of 990 DUs was collected @ Rs 2.0 per sqft of super area for 18 months (total Rs 5,85,01,940/-). Out of this amount, Rs 3,42,77,500/- was spent by AWHO for upkeep and maintenance of the society wef Aug 2018 to Sep 2020. The amount of Rs 1,00,96,440/- on 19 Oct 2020, Rs 41,26,096/- on 02 Nov 2021, Rs 52,706/- on 29 Jun 2022 and Rs 99,49,198/- on 13 Oct 2022 (**Total – Rs 2,42,24,440/-**) has been handed over to RWA till date. The FMF for balance DUs (58) shall be transferred to RWA as and when the DUs are taken over and the same is collected from the buyers, after taking over of common assets by the RWA. Further, it is learnt that RWA is generating revenue through rent of shops and restaurant, leasing of Community Centre for functions, subscription from tenants and non-refundable deposits from all the petty contractors/interior designers, one-time

charges from buyers & sellers of DUs, etc. This is over and above the Maintenance Charges collected from allottees by the RWA.

7. The decision to sell un-sold DUs to all categories including allottees of the project was taken in 2019 due to negligible response of Army personnel. Out of 289 unsold DUs, 133 have been sold to the defence personnel and balance 155 have been purchased by civilians. One DU is still lying unsold. The aim was to dispose of the balance inventory well before it becomes a maintenance and financial liability.

8. Maintaining approach road is M/s Ansal's responsibility. The same has been asserted in numerous communications and legal notice has also been served to M/s Ansal Properties and Infrastructure Limited. The road has been repaired by AWHO twice in the past. AWHO has not paid any maintenance subscription to M/s Ansal's for common facilities till now.

9. As per M/s Ansal's, the STP has been upgraded in capacity, however they have not obtained CTO till now. The motor at Site II is installed to enhance the flow and prevent any blockage. The reason of sewage blockage is flushing of un-wanted items ie mop, dusters, food grains etc by residents.

10. There is a dire need for all allottees to shift focus to create an effective and responsive maintenance mechanism rather than going into litigation against AWHO. Complaints of DUs within defect liability period are being handled by PD office. However, regular maintenance of common areas must be undertaken by RWA out of the funds collected / generated by them.

11. AWHO is committed towards rectifying seepage in the basement and improving the amenities through up-gradation of external electric system and repairs to common assets under DLP.