

**MINUTES OF MEETINGS HELD ON 19 SEP 2020 AT AWHO PROJECT**  
**SHANTI VIHAR SECTOR - 95 GURGAON**

1. A group of allottees visited Shanti Vihar on 19 Sep 2020 to check the quality of work and central amenity functionality.

2. The meeting was chaired by Lt Gen Gurmeet Singh (Retd). In his opening address, the General officer stated that they are representing 1221 allottees of Shanti Vihar and requested all the present allottees to speak freely, but with dignity. Col Vinay Kumar, Presiding Officer PMG was also present in the meeting.

3. Project Director informed the gathering the sequence of conduct of site visit as follows :-

- (a) Discussion on agenda points.
- (b) Inspection of documents.
- (c) Visit to Club House.
- (d) Visit to ESS-I.
- (e) Visit to Tower Q & R flats.
- (f) External Water Hydrant Checking.
- (g) Snacks/ Tea.
- (f) Visit to Pump House and see function.
- (g) Visit to STP.
- (h) Visit to Tower D flats.
- (j) Smoke detector to be checked for its efficiency and functions.
- (k) Visit to ESS-II.
- (l) Visit to Genr Testing site and witness load testing of 1010 KVA Genr.
- (m) Visit to HT Panel room.
- (n) Visit to Tower C flat.
- (o) Fire Alarm Sys efficiency to be checked.
- (p) Questions, if any.
- (q) Departure.

4. The agenda points were discussed with group of allottees. Reply given by Project Director are as under :-

(a) **Handing Taking Over.** PD explained the handing taking over protocol as follows :-

- (i) Clearance letter will be issued by Dir Marketing.
- (ii) Allottee will inform three dates of his choice through mail or telephonic conversation to Reception Cell.
- (iii) First available date shall be allotted for handing over.
- (iv) Five flats per day were planned to be handed over during initial days. This may get revised subsequently depending upon performance.
- (v) Flats will be completed for final painting, wooden flooring and CP fittings before arrival of allottee.
- (vi) Flats will get checked by allottee. Once he/ she is satisfied, handing over and documentation shall be completed.
- (vii) Conveyance deed shall be registered with Kadipur Tehsil on subsequent day.
- (viii) On submission of Registered Conveyance Deed, keys will be handed over to the allottee.

(b) **Electricity.** Electricity load of 9.68 MVA has been sanctioned for Shanti Vihar. An over head line is being installed by DHBVN with 1 MVA. Load shall be increased as the demand increases to save on fixed charges.

(c) **Water Supply.** Application for release of water supply has been submitted to GMDA. Same will be done shortly after testing of water supply line in Sector - 95. Till then allottees will be sup water recd through Water Tanker Supply, as is being done by other builders in Sector -95.

(d) **Sewage and STP.** Complete sewage line has been tested. STP has been completed. Testing shall be physically carried out once sufficient load is generated. Honey sucker will be employed till the time desired load is achieved/ generated.

(e) **Occupation Certificate.** Inspection Report of DTP & STP has been submitted to DTCP on 17 Aug 20. All formalities have been completed along with other reports from various departments. DTP and concern staff have checked the documents and assured that the OC is likely to be issued in next 10 to 15 days.

(f) **Encroachment.** PD intimated that same point was raised on 10 Aug and as per directions of MD, he met the land owner of the land where small shops outside the AWHO boundary wall had been erected. Allottees' group is also requested to do the needful to meet local auth for the same.

(g) **Boundary Wall.** PD intimated that the point was discussed with MD also. The height of boundary wall will be increased, provided there is availability of fund in the Project Account and once RWA is formed.

(h) **Flooding of Basements.** PD informed that all measures have been taken to protect the basement from flooding by way of constructing effective rain water harvesting wells and sumps in the project which can transfer the excess water in HSVP drain.

(j) **HT Wire** PD informed that the site was visited by Addl Superintendent Engineer BBMB for making the line underground. However, they have conveyed their inability to do so. The letter recd from the BBMB has been uploaded on web site for info of all allottees.

(k) **Quality Assurance.** PD assured that all measures are being taken to provide a good quality end product. He stated that the allottees should feel satisfied before taking over the DU.

(l) **School Construction.** PD intimated that as on date, the progress of school construction is 62%. It is likely to be completed by Mar/ Apr 2021.

(m) **Low Lying Areas.** PD intimated that there is no low lying area inside the project, except for a small patch on green belt on Pataudi Road which will be filled shortly.

(n) **Central Amenities.** PD intimated that all central amenities are ready and would be handed over to RWA on formation. Till then, it will be run by AWHO.

(o) **Land Revenue Rasta.** A government land (Panchayat land) passes through the project of 3 Karam wide. The land is not included in the land Parcel of 24.53 acre purchased from M/s Ram Prashtha. The revenue rasta is passing between D,E and F,G tower. A case has been taken up with revenue authorities for transfer of land to AWHO or exchange of land in lieu of another land. The case is under process. In case AWHO does not get the Revenue Rasta, it will get a boundary wall constructed to give clear passage to farmers of village whose agriculture land is adjacent to our project. This is as per local rules & being followed by other builders in the area as well.

(p) **Adhoc User's Committee.** As per the AWHO policy, Adhoc User Committee can be nominated by AWHO once the occupancy state of allottees is approx 20%.

(q) **RERA Registration.** PD intimated that Shanti Vihar Project is registered with RERA with registration No. 08 of 2018 dt 04 Jan 2018.

5. On completion of Agenda points, PD asked the allottees if they had any questions. The questions of allottees and reply of PD are as follows:-

(a) Col R S Dhaiya asked to provide 5/15 Amp plug socket combined in the basement and stilt parking for vaccum cleaner and washing of car. PD intimated the same shall be considered on formation of RWA.

(b) Mrs DC Dhayia asked that 4" wooden skirting be provided in the Master Bed Room. PD replied that 4" skirting shall be provided, if available with vendor.

(c) **Skirting in Bathroom and Kitchen.** PD informed that in the bathroom Dado has been provided, however, in kitchen where ever it is not provided same would be ensured.

(d) **Running of School.** Col D C Dhayia asked what formalities are to be completed for running the school. PD informed that he is not aware about the formalities, however, Col Sumesh Seth is qualified in the field and would guide us in maint charges. Col Sumesh Seth asked that he had projected the point through e-mail of 27<sup>th</sup> Aug 2020 that date of maint charges be intimated. PD informed the house after getting instructions from HQ AWHO it will be communicated.

(e) **EWS Qtrs.** PD informed the allotment procedure of EWS flats which shall be done by HUDA. Gen Gurmeet asked to progress case through other channel also for allotment of EWS houses to defence personnel - Key Appointment of Shanti Vihar.

(f) **Arbitration with M/s Ramprashta.** Col Sumesh Seth asked that 2-3 members of allottees be permitted to attend the arbitrations. PD informed it can be done for maximum one or two allottees, provided name of allottees are intimated in advance to HQ AWHO.

(g) **Earthquake/ Seismic Safety Code.** Col Sumesh Seth asked that all towers be specified for seismic safety. PD informed that the same will be done.

(h) **Security System Layout.** Allottees asked that security system layout be handed over to allottees. PD informed that it will be handed over to the AUC/RWA once formed.

(j) **CA Copy be Uploaded on Websites.** PD informed that this cannot be done as per existing policy of AWHO. However, details will be given to RWA, once formed.

(k) **Electricity Rate/ Unit Rate/ Genr Rate.** PD info that the same shall be decided depending upon charges levied by DHBVN and diesel consumption of Genr.

6. Allottees were taken to visit the Site. All the five towers to be handed over in Phase I and central services were shown for serviceability and readiness.

7. On completion of site visit, the meeting was declared closed.