

# PWCAOA (Owners) Meeting PHL (Builder)

## MINUTES

NOVEMBER 29, 2022

7:00PM IST

VIRTUAL - ZOOM

MEETING CALLED BY	NITINAM, SECRETARY, PWCAOA
PRESENTER	RAJESH KAVURI, OWNER H2-101
REGISTRANTS & ATTENDEES (PWC)	<b>ABDUL SATTAR (President)</b> <b>NITIN AM (Secretary)</b> <b>MOHAMMED YUSUF SOGI (Jt. Secretary)</b> <b>VIJAY TRIPATHI (Jt. Treasurer)</b> <b>SENTHIL B (BOM)</b> <b>PRITAM MARIK (BOM)</b> RAJESH KAVURI PREENA N VIDYA MISHRA SUNIL POOJARY ANJAN BORTHAKUR SEVERINE DSOUZA GOWRI SHANKAR PRAFULL VINOD SAQIB MEHMOOD KAPIL RAINA NIGAM ANAND DAS RAMMOHAN RAYICHERLA ASHISHBALACHANDER G.S. HERAMBA CAROLINE DSOUZA SIDDHARTH MADANGARLI HARSHA PARTHASARATHY AMIT KUMAR NELSON CUTINHA KUNAL KUN RAGHUPATHY MATHILAKATHU SHEELA VICTOR HUSAINSAYED SRIKANTH MAMPILAKAL DNYANESH TENDULKAR PRASANNA B S NANDITHA MENON PRAKASH PISIPATI SRINIVASAN VAIDYANATHAN VISWANADHAN PULPARAMBIL RENU RAJANI K RAO PRASHANT NAYAK ANVER UNNI AMOL PATIL HAZEL MATHIAS PUSHPA CHOTWANI ABHISHEK KUMAR SRINIVASAN RAMAKRISHNAN CHIDAMBAR HEJIB VIJAY GANESH VYDEHIASHOK KYMAR GIRIJA UMESH JOSEPH A V KUMAR DIKSHITULU LAKSHMI VIJAY A NARAYANASWAMY K VASUDEV SOMAK BHATTACHARYA MOHAMMED ZIA RAJESH PANICKER VIVEK AMBASTA RUPAK BHATTACHARYA AROYASWAMY THOMAS RAMAMURTHY S ACKRITI NARULA ANUPAM MOHANTY

	<p>SOUMEN CHAKRABORTY  GALAXY A70 (RAGHOTTAM)  DILEEP KUMAR  UJJWAL KONAR  VINUTHA NAGARAJU  KAVERI JANARTHANAN  H VEERENDRA  TARUN MUKHERJEE  MADHURI KULKARNI  ANUP SASIKUMAR  KUMAR DITYA  VENKAT BALMER  JAY SHET  VICKY VIJAY  LIBIN CHERUVATHUR  SATHYA KS  UMESH SHETTIGAR  BALAKRISHNAN CHAKRAVARTHY  KIRANKIRANEIN SAMUEL  DR MALLIKA RAGHAVENDRA  VISHAL O  ANJU JUNEJA  SUDHARANJAN PATNAIK  VIDYA SHANKAR  SITAL ASHWIN AHIRE  S KRISHNAMOORTHY SUBRAMANIAM  GLEN FONSECA  CHRISTINE FONSECA  KUMAR DITYA  VISWANATHA PRABHU  ANUP SENGUPTA  VARUN RAJ (VRAJ) K  HARISHKAUSHIK  MADHU MENON  RAVI SOWDI  SHANKAR M  CAROLINE DSOUZA  CHANDAN DM  MONISHA ALUVILA  DAYAGHAN SHANBHAG  KUMAR DITYA  ANUTTAM MAHAPATRA  KUMAR SOURAV  BHAKTI JADHAV  PARVATHY VISWANATH  GLOBY VARGHESE  DEEPAK MODI  PRAKASH SUBRAMANIAN  PHILIP OOMMEN  SHOBHA RAMESH  HARISHUDUPI  ALOK ANRITANSHU  NAGARAJ CHAKRAVORTHY  DILIP RAVINDRANATH</p>
<b>ATTENDEES (PHL)</b>	<p>MONISHA ALUVALIA (Dy General Manager, PHL; 9 years with Purvankara; leads CSD)  CHANDAN (Leads Post Position Activities of Purvankara/PHL)  BHAKTI J (Leads Legal Team, Purvankara/PHL)</p>
<b>ABBREVIATIONS &amp; DEFINITIONS</b>	<p>PWCAOA – Provident Welworth City Apartment Owners Association  PWC – Provident Welworth City  PHL – Provident Housing Limited  KAOA – (Karnataka) Apartment Owners Act 1972  ROCS – Registrar of Co-operative Societies, Karnataka, Bangalore  UDS – Undivided Share of Land  STP – Sewage Treatment Plan  KPTCL – Karnataka Power Transmission Corporation Limited  BESCOM – Bangalore Electricity Supply Company Limited  KIADB – Karnataka Industrial Development Board, Doddaballapura  RTI – Right to Information (RTI Act 2005)  PWC – Public Works Department  KSPBC – Karnataka State Pollution Control Board</p>
<b>AGENDA</b>	<p>1. SUBSTATION  2. STP</p>

	3. CART ROAD 4. RELINQUISHMENT DEEDS VS UDS 5. COMMERCIAL STORE IN LIEU OF LIBRARY 6. SHOPPING COMPLEX 7. PARKING AND GUEST PARKING 8. OCCUPANCY CERTIFICATES 9. STATUTORY DOCUMENTS 10. FORMATION OF ASSOCIATION 11. ACCOUNTS AND FINANCE 12. MORTGAGE
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## AGENDA TOPICS

### 1. SUB-STATION

<b>DISCUSSION</b>	Breakup for the deposit collected from the owners towards KPTCL & individual meter deposits and service charges to BESCO.	
	<p>At PWC, we are facing frequent power cuts due to insufficient power supply. PHL has agreed to build a line and substation on a <b>self-execution model</b>, which is not yet complete, whereas on your website PHL/Purvankara has marked this project as complete, which is misleading. Request you to give us a copy of the Project Completion Certificate and NOC issued by PWCAOA association.</p> <p>As per RTI response, Chief Electrical Engineer has written to PHL to engage with PWD and other agencies to erect poles and lay cables from KIADB Area to PWC sub-station. What is the update from PHL on this regard. PWC cannot be victim of blame game between PHL and KPTCL. Timeline to complete the pending.</p>	
<b>PHL RESPONSE</b>	PHL has already completed the obligation in 2014; but material was stolen after handing it over to KPTCL.	
	<p>PHL has not sided away from responsibility, ready to redo initial work. Association should withdraw court case (termed it as "litigation") in this matter. Further communication can only happen if the court case (litigation) is withdrawn.</p> <p>No timeframe assured by PHL.</p>	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Breakdown of amount collected(breakup) from owners towards KPTCL and expenditure till date will be shared by PHL.	PHL	
PHL will reinstate communication only after court case withdrawal.	NONE	

### 2. STP

<b>DISCUSSION</b>	Plan approval by KSPCB for common disposal of gray water and black water connecting to a single STP.	
	<p>Internal consumption mechanism and capacity as per the approved plan. Frequent repairs and parts replacements. Will PHL comeback and fix problems w.r.t STP. STP experts have that</p> <p>Insufficient Capacity to serve all residents. Assert handover signoff documents were demanded.</p>	
<b>PHL RESPONSE</b>	PHL doesn't agree about capacity or quality of material.	
	Inspection on mutual parties is recommended by PHL.	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
STP plan, diagram, and capacity documents to be furnished	PHL	
Mutual party inspection of STP. Joint work model proposed by PHL to fix issues.	PWCAOA, PHL	

### 3. CART ROAD

<b>DISCUSSION</b>	What is the PHL response to BMTF notices? Is the case settled/closed by BMTF Police? If closed, please provide us a certified copy.
	Court cases pending w.r.t Cart Road.
	What is PHL's plan to give a permanent solution for the cart road issue?
<b>PHL RESPONSE</b>	PHL has responded to all notices in this regard. Cart Road has to be permitted as per Govt Instructions, no other

	way. Cart Road area is excluded from relinquished area and not part of UDS. Cart road is part of Kharab Land. PHL cannot do anything in this matter.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Case details/responses submitted to BMTF will be shared with association	PHL	

#### 4. RELINQUISHMENT DEEDS VS UDS

DISCUSSION	What portion of PWC land is Relinquished to BIAAPA/ Doddaballapura Town Planning Authority?	
Which area is UDS owned by owners and which areas belong to Association as common areas? Request PHL to identify relinquished areas, UDS areas and Kharab (cart road) road. Cart road falls under which category?		
PHL RESPONSE	Approx 41 acres in total, Approx 10 acres relinquished. Substation land is separate. Only 15 mtr wide CTP road has been relinquished. Rest of roads belong to UDS/Common Areas. The said response given by PHL has been vague and in view of the same awaiting response from PHL.	
Open roads, parks, UDS area, relinquished area and other details will be pointed out in approved master plan in drawing.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

#### 5. COMMERCIAL STORE IN CLUB HOUSE

DISCUSSION	There is no commercial store in the proposed/approved floor plan of club house, yet PHL and has given contract to Universal Store.	
Based on this, BESCO has marked complete club house as commercial entity and fixed commercial slab and imposed fines accordingly. PHL has not issued any NOC for the meter and is still holding title. How do PHL intend to resolve this issue with BESCO? Gram Panchayat has also raised property tax as per commercial slab.		
PHL RESPONSE	PHL has handed over club house to first board and handover signoff document is available with PHL Commercial must run on Diesel Generator, that was clearly conveyed to first board. Only for convenience of residents the commercial store was setup.	
Mr. Chandan has experience on working with these kinds of issues with previous association; PHL will jointly address the issue.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Chandan will share previous communications and work arounds for the same issue.	PHL	

SPECIAL NOTES	
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#### 6. SHOPPING COMPLEX

DISCUSSION	Members of the association (who are also your customers) are waiting for Puravankara/PHL to fulfil its promise in building a shopping complex.	
We have observed a survey for the land is going on, any update on this regard? Is it a shopping complex or for sale of land? Is the land put up for sale to DMart? Any plan to move exit gate? Demand is to construct shopping complex as per master plan.		
PHL RESPONSE	Gates will be moved inside next to compound wall separating commercial complex and PWC Residential complex.	
PHL will share a drawing showing plan for gate shift from main road to inside. But residents will be allowed to entry and exit access roads.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Rough sketch needs to be shared by PHL to give clarity on the change in place of gates.	PHL	

<b>SPECIAL NOTES</b>	
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## 7. PARKING AND GUEST PARKING

<b>DISCUSSION</b>	We have observed parking slots deficiency; We request you to provide parking slots against each owner as per allocation criteria.	
	Semi-covered parking slots. We have observed some semi-parking slots, neither covered, nor completely open marked in walkways and between building gaps. Are these assigned to any buyers? Please show the allocation of such semi-covered parking slots in DOD and share a list of such allocations. Guest Parking – We are unable to locate ALL allocated guest parking lots. We observe slot deficiency.	
<b>PHL RESPONSE</b>	To cover deficiency in parking: PHL is holding additional property next to boundary wall, that will be converted into parking area and will be allocated to remaining owners.	
	All Guest Parking areas and slots will be spotted by PHL. Semi-covered areas will be inspected by PHL to understand the issue.	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Parking Areas will be created in additional land and will be assigned to the remaining owners.	PHL	
Parking list will be shared, and Guest parking will be spotted by PHL	PHL	

<b>SPECIAL NOTES</b>	
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## 8. OCCUPANCY CERTIFICATES

<b>DISCUSSION</b>	We have observed that the Occupation Certificate issued by BIAAPA being advertised by PHL/Purvankara was issued for only a few towers.	
	For other towers, OC was issued by Gram Panchayat, whereas the Layout Plan was approved by BIAAPA and only a few towers have OC from BIAAPA. PHL is advertising partial OC issued by BIAAPA in website, misleading buyers.  We demand OC for towers from BIAAPA or its subsidiary body Doddaballapura Town Planning Authority or Any Govt Order / Notice stating Gram Panchayat can issue OC for Ground+8 Floors.	
<b>PHL RESPONSE</b>	Earlier BIAAPA approved plan, initially gave OC, but later gave clarity that they do not have authority to issue OS as per their byelaws. BIAAPA has asked PHL to approach gram panchayat for OC.	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
PHL to produce a letter redirecting PHL to gram panchayat for OC.	PHL	
Any Govt order/notice/byelaws/master plan enabling Gram Panchayat to issue OC to Ground+8 floors.	PHL	

<b>SPECIAL NOTES</b>	
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## 9. STATUTORY DOCUMENTS

<b>DISCUSSION</b>	Request for Copies of NOCs (KSPCB, Forest, Fire, BESCOM, AAI, PWD, Water & Sewage), Certificates (Commencement, OC, Structural Stability, Completion), Approvals, Renewals	
<b>PHL RESPONSE</b>	All the documents are already shared with first board. These are huge set of documents. PHL will scan all documents and will share link to association. Link should be downloaded within 6 working days.	
	Govt doesn't issue Structural Stability Certificate, only OC will be issued.	

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
All statutory files to be uploaded and link to be shared with association	PHL	
Handover signoff statement by first board will be shared with association.	PHL	

SPECIAL NOTES

## 10. FORMATION OF ASSOCIATION

<b>DISCUSSION</b>	Collection of Form-Bs by PHL from all owners. Submission of DoD and Form-Bs to Registrar, ROCS, Bangalore How many Form-Bs were collected during registration and	
	Membership fee paid by residents towards PWCAOA. Handover of all assets to the association. Handing over of original TITLE DEEDS / MOTHER DEED. Transfer of ownership of COMMON FACILITIES and CLUB HOUSE to Association (PWCAOA)	
<b>PHL RESPONSE</b>	PHL collected form-B from all owners and submitted to sub-registrar. No written confirmation was provided for the submitted documents. Right now for every new sale deed registration, form-B is also registered. PHL will comeback on if they have any copies of form-Bs.	
	Initially Form-B was not part of sale deed registration; part of first election process few owners have executed form-B; PHL is not sure how many numbers were collected. Title deed is not net yet handed over as there are some unsold flats with PHL and also NOC from association is pending. Title deeds are required by PHL for financing purpose.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
PHL will check how many Form-Bs were collected during election and during registration of sale. Overall Form-Bs collected.	PHL	

SPECIAL NOTES
Registration of association is not complete as PHL has not completed collecting form-Bs for all owners. Owners doesn't agree that formation of association is complete from builder (PHL)

## 11. ACCOUNTS AND FINANCE

<b>DISCUSSION</b>	Please provide detailed statements on	
	<ul style="list-style-type: none"> <li>a) Advance Maintenance Rs.15000/-; Total amount collected; If transferred to PWCAOA; Mode of transfer and transaction details.</li> <li>b) Corpus Fund Rs.10,000/-; Total Amount collected; If transferred to PWCAOA; Mode of transfer and transaction details.</li> <li>c) Additional advance MC collected from the owners on a monthly/quarterly basis.</li> <li>d) Details of Corpus Fund Reconciliation account (in case MC not paid as per the demand list of PHL)</li> <li>e) Non-Reconciled MC remitted through Banking channel RTGS/NEFT parked in</li> <li>f) Suspense account - List as on 31.12.2015 (Pre-Election of First Board)</li> <li>g) MC remitted to PHL after formation of 1st Board.</li> <li>h) Details of Property Tax paid till formation of Association</li> <li>i) Total amount collected for KPTCL/BESCOM; Deposited/Transferred; Spent amount Details.</li> <li>j) List of Fixed Deposits (If any).</li> <li>k) List of Owners who have positive balance and negative balance.</li> <li>l) Details on Advance MC, Corpus fund and over drawing in corpus fund (also if tallied or not)</li> <li>m) Cut-off date of Non collecting Corpus fund and Advance Maintenance</li> <li>n) How the positive balance transferred to PWCAOA account for the credit of Individual Flat accounts (Bank entry/transfer details).</li> </ul>	
<b>PHL RESPONSE</b>	All the requested and available information will be shared with association.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Information/Data/Documents will be shared with association.	PHL	

<b>SPECIAL NOTES</b>	
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**12. MORTGAGE**

<b>DISCUSSION</b>	As per MOTD document dated 28/01/2021, PHL was sanctioned with a bank loan on INR 575 Crores on property I-C Welworth.	
	<p>What part of the project is mortgaged that's worth INR 575 Crores? Is there any land mortgaged from Relinquished lands, owners UDS Area and Shared Common Areas. Please share the list of <b>marketable areas</b> that were mortgaged. Which portion of land or assets are mortgaged.</p> <p>What is the current status of the said mortgage?</p>	
<b>PHL RESPONSE</b>	Attended team has no information on mortgage and will revert. No sold portion of property can be mortgaged.	
	Value of unsold flats are not in proportionate with value of sanctioned loan. PHL will cross verify, gather information, and will revert back to association.	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
PHL has to provide details on which area/flats were mortgaged which is worth 575 crores.	PHL	

<b>SPECIAL NOTES</b>	
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**Q& A, OWNERS WITH PHL FOLLOWED.**