

MINUTES OF MEETINGS BETWEEN PWC OWNERS AND PHL AT PURAVANKARA HEAD OFFICE ON 07.10.2015

OWNERS PRESENT FROM PWC :

Mr.

1. VIJAYAKUMAR PATIL
2. PRASAD KADABA
3. SENTHIL ANDAVAN
4. SATISH TAVAG
5. RADHAMURTHY SESHASAYEE
6. PRAKASH SUBRAMANIAM
7. RAJESH PANICKER
8. Ms. LAKSHMI VIJAY
9. VIJAY SUNDAR
10. RAGOTHAMAN
11. PANKAJ SAKSENA
12. MAHESH PATEL
13. M.R. RAO
14. Ms. PANKAJ
15. Ms. SWATHI RAGAVENDRA
16. RAGAVENDRA
17. Ms. NALINI YOHANAN
18. S. RAGHAVAN
19. RAJIV KANDWAL
20. NARAYAN NAIK
21. ANOOP
22. PIYUSH PANDEY
23. S.C. BALAJI
24. RAKESH RAI

REPRESENTATIVE FROM PHL :

Mr.

1. AJAI SAHI
2. M. NANJAPPA
3. B.V. ANAND
4. SADHIQ
5. Ms. KEKA

1. The meeting started at 11.45 am. The purpose of the meeting was explained to all the attending owners by Mr. Raghavan and PHL agreed to listen to the owners present as per the itemized agenda sent by them.

2. The meeting started with a photo presentation by Mr. Prasad. He presented the problems currently faced by PWC owners as per summary below with necessary narration
 - A) General problems: STP, WTP, Electrical points, Roof top, Water tank, Wall cracks etc.(46 slides in all)
 - B) Individual Flat Problems: Water getting in, wall bend, loose fittings, Tiles uneven, Seepage, Weak wall etc. (29 slides in all)
 - C) Maintenance and Housekeeping: Wild grass, garbage, OWTP filled with water, mud in WTP, Water leakage at several places, STP water mixed with drinking water, Lift, Algae etc. (45 slides in all+26 points)
 - D) Administrative: P G racket, Mob culture, Traffic violation, Fire, theft etc. (10 points)
3. In reply to the above presentation, Mr. Ajay Sahi GM- CSD (PHL) stated that they were fully aware of most of the issues as a team including the top management of PHL. He said that these issues existed due to nonpayment of maintenance dues by most of the owners. He also informed that PHL is only a developer and not a maintenance service provider.
4. After this presentation, PHL team headed by Mr. Ajay Sahi, General Manager, C.S.D, introduced his team to those present in the meeting.
5. Mr. Raghavan presented the 5 points, as summarized below
 - a) Besom/meter issue
 - b) Land litigation
 - c) Mall
 - d) Maintenance Charges and
 - e) Formation of apartment owners' association
6. The legal aspects relating to the land and building and facilities were discussed first as summarized below.
 - a) The legal team of PHL informed that the entire land on which PWC is constructed was purchased in1995, from the three sons who are legal heirs of the original owner. The original owner died in 1947.
 - b) In response to a query as to whether any litigation was there pertaining to land, PHL informed that there is only one case (1053/9) in the civil court. The petitioner's name was stated as one Mr. Manjunath.

c). Some owners sought clarity on the legality of the road running in front of 'H' block. PHL clarified that the tehsildhar has inspected the same and PHL is awaiting tehsildhar's final disposal.

d). Some owners raised a query as to whether there was any deviation from the BIAPPA master plan in respect of height of building/number of floors. PHL informed that there was no deviation.

7. Regarding maintenance charges:

a. PHL confirmed to owners, that the maintenance charge for each unsold flat is paid by PHL at the same rate that is paid by all owners.

b. As per their knowledge there is no bulk booking or any corporate or investors booking of flats.

8. When asked about selling of flats at lower price than the current PHL price, they said that they are not aware of it, but agreed that, one of their sister company is also marketing all unsold flats simultaneously.

9. Regarding 66 KV sub-station charging and commissioning status, PHL has informed that just few days back, a draft lease agreement has been submitted by them to the concerned electricity authorities for the land on which the substation is standing. Once this legal agreement is signed then they will take final call and it may take 2-6 six month for laying the cable and connecting it to 66 KV sub-station.

10. Regarding providing meter to all 3rd phase apartments, PHL have assured that it will be done by mid-January. They also informed in this context that additional load of 4 MVA has been sanctioned for third phase.

11. Regarding shopping mall, PHL informed that it will be a two floor building and they will start the work shortly. They are looking for a suitable partner for this shopping complex. It is only shopping complex and not a mall.

12. Regarding formation of Apartment Owners' association and election for the Association, they have informed that as per the law it requires 21 days to conduct the process. As per owners' suggestion they have agreed to conduct the election in two months, by December 19th 2015. Some of the owners suggested that, first all the pending works including BESCO to be completed before conducting the election.

13. PHL informed, that while, they will continue to provide services to complete all pending works and liabilities in stages, the association formation is necessary for continued uninterrupted services.

14. Regarding corpus fund, PHL has confirmed that they have kept it in a

- separate account and the amount has not been drawn.
15. Once the association is formed, if all the liabilities are cleared, then only they will transfer the corpus fund to the association.
 16. For the unsold flats, PHL informed, that they have the voting rights.
 17. For the smooth completion of the election they will form a core committee to supervise the election process.
 18. PHL also informed us that they know most the problems in maintenance and due to want of fund they are unable to carry out full-fledged maintenance work.
 19. PHL also assured that they will not stop water, power supply & lifts.
 - 20 PHL have assured to take steps to improve STP plant condition.
 - 21 Some of the lifts such as the one in club house has been stopped due to their specific instruction again due to shortage of funds.
 - 22 Regarding PG service, PHL have already written to the owners to stop it immediately.
 - 23 Finally PHL requested us what is the solution for huge pending of maintenance charge payment. Asked us to find a way for collection of this pending amount for uninterrupted service to all apartments.
 - 24 Some owners suggested displaying the maintenance charge defaulters name near the lift, make telephone calls and send e-mails.
 - 25 PHL proposed that both owners and company should work together to take forward future maintenance of the apartment complex. In this context some owners expressed an opinion that the company should help the association to raise funds based on the principle of co-borrowing till such time the association becomes self- sustaining .
 - 26 PWC owners suggested holding a similar meeting with all owners at PWC in the club house for which PHL have agreed.

The meeting was concluded at 4 PM after vote off thanks. PHL agreed to clarify any other pending point within three days and agreed to sign records of meeting within a weeks-time.