

**HSVP URBAN ESTATE TOWN & COUNTRY PLANNING
EMPLOYEES WELFARE ORGANISATION (HEWO)
C-3, SECTOR-6, PANCHKULA**

No./HEWO/2024/ 1205
To


Dated: 01/07/24

1. DTCP-SSTCP-DGU
2. Administrator, (HQ)
HSVP, Panchkula
3. Administrator, HSVP, Faridabad
4. Secretary, HSVP, Panchkula
5. ADUE, Panchkula
6. Chief Engineer, HSVP, Panchkula
7. Chief Information Technology Officer,
HSVP, Panchkula
8. Chief Town Planner, HSVP, Panchkula
9. Chief Architect, HSVP Panchkula
10. Superintendent Engineer,
HSVP, Panchkula
11. Senior Town Planer, HSVP,
(HQ) Panchkula

Subject: Minutes of Meeting of Governing Body of HEWO held on 07.06.2024.

Please find enclosed herewith minutes of the subject cited meeting held on 07.06.2024 under the Chairmanship of Chief Administrator HSVP-cum-Chairman HEWO in the Conference room at C-3, HSVP Complex, Sector-6, Panchkula for your information and necessary action.

DA: Minutes of meeting


Superintendent
For Managing Director
HEWO, Panchkula

CC:

1. PS/CA HSVP for kind information of worthy Chief Administrator HSVP-cum-Chairman HEWO, Panchkula.
2. PA/CCF, HSVP, for information of CCF HSVP-cum-Managing Director, HEWO, Panchkula.
3. Sh. R. C. Taneja, CE (Retd.), HSVP, member of HEWO Scheme-II, Faridabad.

Minutes of meeting of the Governing Body of HEWO held on 07.06.2024 under the Chairmanship of Chief Administrator, HSVP-cum-Chairman HEWO in the Conference room at C-3, HSVP Complex, Sector-6, Panchkula.

Governing Body members present:-

1. DTCP-SSTCP-DGU
2. Administrator, (HQ), HSVP, Panchkula
3. Secretary, HSVP, Panchkula
4. Chief Engineer, HSVP, Panchkula
5. Chief Information Technology Officer, HSVP, Panchkula
6. Chief Town Planner, HSVP, Panchkula
7. Chief Architect, HSVP Panchkula
8. Superintending Engineer, HSVP, Panchkula

Other participants attended the meeting:-

1. Sh. Ajit Singh Executive Engineer-cum-Project Manager, HEWO, Faridabad (through VC)
2. Sh. Vijay Adhana, Site Engineer, HEWO, Faridabad
3. Mr. R.C. Taneja, CE, HSVP, Retd. President HAOWA
4. Sh. Ashish Goyal, Contractor, M/s Nanu Ram Goyal & Co.
5. Architect, M/s Garg Singhal & Associates New Delhi (Through VC)
6. M/s RITES Limited Gurugram
7. Mr. Harsh Vardhan, Site Supervisor HEWO.
8. Mr. K. Anirudh Sharma, CTP, HSVP Retd. (Member)
9. Mr. Lalit Arora, (Member)
10. Mr. Amreek Singh, SE, HSVP Retd. (Member)
11. Mrs. Veena Kumari (Member)
12. Mr. Ashish Gulati (Member)

The agenda of the meeting was circulated to all the members of the Governing Body before the meeting. Sh. B.B. Gupta, Chief Controller of Finance HSVP-cum-Managing Director, HEWO, Panchkula welcomed the participants and deliberated the agenda.

Follow up action on the decisions taken by Governing Body of HEWO in its meeting dated 07.11.2023.

Compliance of minutes of meeting held on 07.11.2023 was made by HEWO and the same was confirmed.

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Agenda Item No.1

Status of HEWO scheme-II at Faridabad 414 flats under construction at GH site Sec-19 and GH-20 Sec-21 D Faridabad.

The matter regarding delay in completion of construction work was discussed in detail and MD HEWO explained that all the reasons given by the Contractor have already been addressed and a penalty of 1% for delay has already been imposed on the recommendation of Project Manager, HEWO, Faridabad. The Governing Body after considering the issues raised by the Contractor had accorded the extension of time for completing the project upto 31.12.2022 at the request of the contractor. The Contractor had agreed to it and also submitted the affidavit to the effect that the project shall be completed by him before 15.01.2023 but the project could not be completed till now i.e. even after the lapse of further 1 year and 4 months of time. Rather Contractor has sought for appointment of Arbitrator.

Managing Director, HEWO further stated that the Contractor's progress is very slow and it is almost at stand still since last 8 months. The members highlighted that the reasons given by the Contractor are not completely true and his genuine problems have been attended already, as confirmed by the Project Architect and Project Manager. The Contractor has raised the issue for refund of penalty, approval of extra items and price escalation for the delay period. The Chairman admitted that the continued stoppage of work at site and willful delay in the execution of work is certainly not acceptable. He heard all the issues from all the concerned parties patiently and told that there is no need for appointing an arbitrator for this purpose. He even intimated the contractor that in case the work is not carried out in right spirit then HEWO shall invoke different clauses of the contract and carry out the work at his risk and cost. However, in order to listen and address the grouse of contractor and also of the members of HEWO, a Committee consisting of the following members is hereby constituted:-

1. Sh. Sanjeev Chopra, Chief Engineer, HSVP
2. Sh. Lalit Arora (Retd., Chief Engineer)
3. K. Anirudh Sharma (Retd. Chief Town Planner)

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4. Sh. R.K. Garg (Retd. Superintending Engineer) Special invitee.
5. Sh. Ajit Singh, Project Manager, HEWO will be the member Secretary.
6. Sh. Rakesh Kumar Kashyap, Superintend, HEWO will be the coordinator of committee.
7. M/s Garg Singhal & Associates, Consultant Architect will also assist the committee.

The Contractor has also agreed for constructing the work with full pace and committed to complete the construction work and get occupation certificate within 3 months and withdraw his request for appointing of arbitrator. The payment of running bills will be made against the actual work done till the submission of report by the committee. The members of HEWO Scheme-II, Faridabad present in the meeting also agreed.

Agenda Item No.2

Representation of Sh. S.P. Attri, General Secretary of HEWO Apartment Owners Welfare Association (HAOWA).

The matter was discussed in detail with the members of HEWO present in the meeting and the following issues were discussed and decided as under:-

1. Preference should be given to original members of 1998/2005 in allotment of flat in Sector-19, Faridabad subject to the condition that they are not defaulters and have paid TOD amount.
2. The draw shall be hold after issue of Occupation Certificate only by Estate Officer, HSVP, Faridabad.
3. The members who will be in default at the time of draw their name will not be considered in the draw and equivalent flats will be kept for such member starting from the top floors downwards.
4. All the memberships of flats have already been allocated and no revision in the price can be considered at this stage.
5. Regarding demand of interest by the original members it is intimated that this Scheme-II, Faridabad could not be offered land possession till 2018 due to litigation and stay by the Hon'ble Court. Hence amount equivalent to 2.5% of cost of flats was lying with HEWO since 1998/2005. Accordingly HEWO demanded 2.5% amount again in 2014 vide letter No.3940 dated 12.02.2014 **with clear cut intimation that in case any one wants to withdraw his called amount; the same will be refunded with 9% interest. But nobody applied for refund at that time.** It is also

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mentioned here that all such members have been allocated flats in the building plans approved for construction of 414 flats. **As per HSVP policy; 5.5% interest is paid on earnest money in case plot is not allotted to the applicants within six months**, hence in this regard HEWO is not liable to pay interest to the members on the called money which is 2.5% of cost of flat and all of them shall be allotted flat in the draw of lot after issue of occupation certificate by HSVP being a Group Housing Society.

Agenda Item No.3

Notice under Section 21 of the Arbitration and conciliation Act. 1996. Thereby seeking appointment of an independent sole arbitrator for adjudication of disputes under Clause 25A of the conditions of contract - M/s Nanu Ram Goyal & Co. HEWO Site GH Sec-19 & GH-20, Sec-21-D, Faridabad.

After detailed discussion the Chairman, HEWO directed the contractor not to insist for Arbitration at this stage for which the contractor Sh. Ashish Goyal ensured that he will withdraw the arbitration letter issue by him.

Agenda Item No.4

Resolution by circulation by the members of the Governing Body of HEWO authorizing Managing Director, HEWO for filling application for changing the provision of "SOURCE OF INCOME AND UTILIZATION OF FUNDS" from the Memorandum of Association.

Seen.

Agenda Item No.5

Status of Court cases of HEWO Schemes.

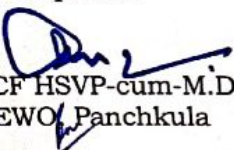
Seen.

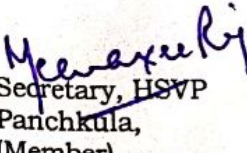
Suppl. Agenda Item No.1

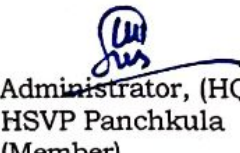
Regarding consideration of the charge of Managing Director HEWO.


Deferred.

Meeting ended with a vote of thanks to the chair and all the participants.


CCF HSVP-cum-M.D
HEWO Panchkula


Secretary, HSVP
Panchkula,
(Member)


Administrator, (HQ)
HSVP Panchkula
(Member)


C.A. HSVP-Cum-
Chairman HEWO