

WEB UPDATE - MYSOSRE PROJECT- MAR 21/1

1. **Meeting of Rear Admiral Pradeep Joshi (Retd) with Allottees of Mysore Project** . The Director General, AFNHB had an informal interaction with the allottees on 17 Mar 21 at Manoranjan Hall, Training Command at Bengaluru, from 1530 hrs to 1730 hrs. The interaction was aimed at understanding the concerns of allottees by the new DG AFNHB, who was on his way to review the progress of the project at Mysore. Following issues were highlighted by the allottees:-

Point 1. Very short notice for the meeting – By Lt Cdr Ravi (Retd).

Response by DG. On being told that the interaction was scheduled with hardly a days notice given to the allottees, the DG responded by saying that this being the first visit of his, it was finalised at the last moment. He assured the audience that in future, sufficient notice would be given through a suitable web updates / whatsapp Messages.

Point No. 2. For the proposed draw of lots in Jan 2021, emails were sent to only few allottees and not all.

Response by DG. The DG assured that these would not be any selective communication on project related issues, by AFNHB, under his watch.

Point No. 3. Allotment of units on medical ground leads to malpractice.

Response by DG. The DG assured the audiences that preferential allotment of specific units on medical grounds can only be considered in extra ordinary cases and needed to follow the due process of approval by the Board of Management (BOM). He told that all efforts would be made by AFNHB to ensure that the clause is not misused for manipulation by any one.

Point 4. Precondition for Draw of Lots – MWO Kalal (Retd)

Response by DG. The allottee asked about the status of OC for the Mysore Project and its requirement before the Residents Welfare Society could be registered. The DG assured that the due process would be followed at various stages of the project.

Point 5. Certificate from, AFNHB to SBI for intimating delay in Project completion for the benefits of the allottees who have taken loan from the banks – Mr Veeresh Kumar

Response by DG. The DG assured that AFNHB was willing to issue necessary certificate to banks so that the affected allottees are not put to any difficulty by the banks. Concerned allottees can make suitable e-mail to AFNHB/GM (Adm).

Point 6. When will Phase II get completed?

Response by DG. He told that Phase II was to be completed by the builder and the flats there are to be sold by him commercially, as per the existing agreement between the AFNHB and M/s GJS Infratech Pvt Ltd. The DG was not in the know about the expected dates of completion of the same but hoped that it would soon get completed as the builder would not like to keep his investment idle for a long time.

Point 7. Poor response to telephone queries / emails. Letter from AFNHB – By majority of allottees.

Response by DG. He responded that as DG, it was not acceptable to him. He assured the allottees that entire AFNHB staff is in service of the allottees and therefore, duty bound to respond to each allottee. He further assured them that he would try to put into place a system where all queries/complaints are responded to. Capt Yuvaraja handed over a print out or number of emails/Letter written by him to AFNHB that have remained unanswered. The DG informed that he would ensure that appropriate reply was made to the same.

Point 8. Why was draw of lots proposed for select few blocks?

Response by DG. The DG informed that there was a misunderstanding on this subject. In fact, draw of lot was to be done for all the blocks/buildings which were being built for AFNHB allottees in Phase I.

Point 9. M/s GJS Infratech Pvt Ltd has applied for Project Completion date to be extended to Dec 23, in the RERA Court.

Response by DG. DG reopened that he was not aware of it and it would find out whether AFNHB had anything to do with it.

Point 10. What was the status of external services like electricity, water and sewerage etc?

Response by DG. The DG assured that these services would be in place before DUs were handed over to allottees and the Project Director and his team were very closely monitoring the same.

Point 11. There should be another meeting with DG at the site before draw of lots – by various allottees.

Response by DG. The DG told the allottees that he would have to work out the details and feasibility of such a meeting as each visit by him costs money to the AFNHB, which is facing several financial crunch. He however, assured that all the apprehension of the allottees would be clearly replied and the draw of lots would happen only after we had reached certain milestones in the project.

During the interaction, the DG assured that AFNHB under his watch was committed to serve its allottees in a fair, just and transparent manner. He promised them it was his duty to ensure that the project is completed in an expeditious manner and intimated that the draw of lots was tentatively planned in Mid May 21 and handing over of DUs could commence by Jul end / Aug 21. He said that he and his team would work towards these milestones, to the best of their abilities.

Point 12. Lack of inputs to allottees on progress of the project by AFNHB, with last updates being in Aug 20.

Response by DG. The DG acknowledged the need for regular updates for allottees and assured that he would ensure periodic updates (fortnightly to begin with) are put up on AFNHB Website. He also recommended to form a group of Mysore Project allottees on whatsapp so that common issues could be discussed/responded to. At the end, the DG had a cup of tea with the allottees before proceeding to Mysore Project by Road.