

WEB UPDATE MYSORE PROJECT-11 MAR 2022

1. The update is as follows.
2. Post Draw of Lot on 02 Oct 21. Following developments have taken place:-
 - (a) The contractor has gone to Mysore Court on 30 Sep 21 for demanding share in open Parking and has obtained a stay for allotment of open parking. The matter is under adjudication at Mysore court.
 - (b) The contractor had given written commitment to hand over various towers between 31 Aug 21 and 15 Nov 21 as per the following schedule. This schedule was also submitted before the Delhi High Court, while hearing arbitration petition.

SL. No	NAME OF WORK	EXPECTED DATE OF PHYSICAL COMPLETION
1	Block -5	30 August 2021
2	Tower-1A	30 August 2021
3	Tower-2C	15 September 2021
4	Tower-1C	15 October 2021
5	Tower-2B	31 October 2021
6	Tower-1B	15 November 2021
7	Club House	30 October
8	Firefighting, STP and Parking Pavers, Ramp Work (Tower 1A)	30 August 2021
9	External landscaping and amenities	30 October 2021
10	Storm/ Rain Water Tank, Swimming pool, UG sump, Compound wall finishing.	30 September 2021
11	Gate-1 & 2 MS work	15 September 2021
12	Commissioning of power backups/ standby generator	20 August 2021
13	Road works	15 November 2021

The same was submitted on 03 Aug 21 to Delhi High Court but firm has not delivered even a single promise.

(c) AFNHB, vide numerous communications to M/s GJS have been instructing the contractor to concentrate on work towards completion of individual towers and obtain the completion certificate for the same, to enable AFNHB to hand over the respective DUs.

(d) However the contractor has failed to deliver the same till date and has not been responding to specific instructions/ directives from AFNHB/ Project Office.

(e) The contractor on his request was granted a virtual meeting with the Chairman AFNHB on 10 Jan 22 wherein the contractor has raised various issues including open parking for 180 flats sold to M/s GJS and payment related issues. The chairman AFNHB had stated that open parking for M/s GJS DUs will be decided based on CA/JDA/GPA provisions. The chairman had also requested M/s GJS to hand over individual towers at the earliest to enable AFNHB to hand over the DUs to allottees and the payment can only be made thereafter.

(f) The contractor was again, on his request, was invited for a meeting on 04 Feb 22 with DG AFNHB and the 13 points agenda submitted by the firm was addressed at length. AFNHB had clarified each and every point included in the agenda and M/s GJS had agreed to progress the work of handing over. Accordingly MOM was signed and promulgated. However the contractor had not kept his words with no progress on ground.

(g) Further the contractor has been requested again on 24 Feb 22 to submit the following:-

(i) Tower wise completion dates for handing over to AFNHB team, after liquidating all outstanding observations/snag/defects as per the provisions of CA.

(ii) The status of application for obtaining the Completion Certificate and expected dates of receipt of Partial Completion Certificate in respect of each block.

(iii) Dates for handing over of common areas including internal roads.