

TAKING OVER OF DUs BY ALLOTTEES

AFNHB DEHRADUN PROJECT

1. Completion Certificate for Jal Vayu Towers (JVT) Dehradun Phase II, has been issued by MDDA on 28 Apr 18. All towers (except E & F) are now ready for possession. As on date approx 246 allottees have already taken over possession of their DUs and 116 DUs have been registered. Further, the Society is in the process of taking over common assets in a progressive manner.

2. It has been observed that the allottees are not coming forward to take over their DUs despite repeated requests/ reminders by AFNHB. All allottees are hereby informed to clear their dues and take over possession of their respective DUs latest by **31 Jul 18** (except E & F towers). In case, the allottees do not take over their DUs by this date, then the following will be applicable: -

(a) The contractors would be directed to prepare the balance DUs in ready to hand over state after 01 Aug 18 and hand them over to PD. These DUs would thereafter be handed over to the allottees on '**As is where is Basis**' and no requests for liquidation of any defects/ complaints, except within the scope of DLP, would be entertained.

(b) A penalty of Rs. 10,000.00 per month will be charged as overhead expenses w.e.f 01 Aug 18.

(c) The Society will be free to levy society charges to all allottees w.e.f 01 Aug 18, irrespective of whether the allottees have taken over their DUs or not.

(d) Virtual Completion of the Project will tentatively be recorded on 01 Aug 18 and Defect Liability Period (DLP) shall commence thereafter. The DLP would be valid for a period of one year from the date of Virtual Completion and the contractor/ AFNHB shall not be responsible for rectification of any defects after DLP.

3. The allottees are therefore advised to take over their DUs as early as possible.