



एयर फोर्स नेवल हाऊसिंग बोर्ड AIR FORCE NAVAL HOUSING BOARD

एयर फोर्स स्टेशन रेस कोर्स, नई दिल्ली-110003
Air Force Station Race Course, New Delhi-110003

Tele No. : 23793462 / 3463 / 23792800 Fax : 23014942 Email : directorgeneral@afnhb.org, Website : www.afnhb.org

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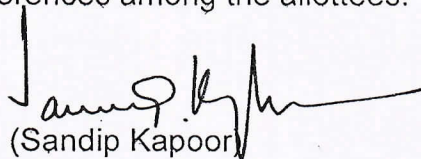
President / Secretary
Jal Vayu Vihar Owners Association
Textool Feeder Road
Athipalayam Pirivu
Ganapathy, Coimbbator-641006

REGISTRATION OF DUs IN COIMBATORE SCHEME

1. Reference your letter No. JVVOA/2017/ADM/6 and e-mails dated 25 Oct 17.
2. The issue of registration of Flats and Row Houses has already been clarified vide AFNHB letter dated 28 Sep 17. The allotment letter issued to RH allottees clearly describes individually allotted land and the area of construction thereon. Whereas, in case of flats, it is only area of construction allotted in a building / apartment. Since RH allottees have paid additional cost for the allotted land for their exclusive use, the term, 'Individually Divided Plot Area' was mentioned in their Sale Deed.
3. It is learnt that the registration of Flats / RH on the basis of UDS without showing actual construction thereon, is under scrutiny by IG Registration (Stamp) to verify its validity. The Management Committee of RWA vide letter dated 25 Oct 17 ibid, has already forwarded its reply to IO informing that any information / query on registration may be obtained from AFNHB as the registration is done between AFNHB and allottees. The Association has also alleged that the registration of RH with the term 'Individually divided Plot Area' is incorrect. It has also complained that pending 'Final costing' of the project by AFNHB, registration of RH on tentative cost would amount to evasion of stamp duty and has requested the registration authorities to stop further registration.
4. The statement of AFNHB that the execution of the Sale Deed is solely between the AFNHB and allottee is correct. It is not economically viable for AFNHB to appoint a suitable individual locally and then authorize him/her for being signatory to the Sale Deed on behalf of AFNHB. In order to economize this procedure, AFNHB as a standard practice being followed in all its projects Pan India, authorizes the nominated representatives of the Society to sign the Sale Deed. This procedure is being followed for the ease of the allottees as well as the Society.

5. The issue of registration through UDS is under examination by IG Registration (Stamp). Further, the Association vide letter *ibid* has already complained to the authorities alleging evasion of stamp duty by AFNHB, and advised them to stop registration of RH on tentative cost, it would be appropriate to wait for the outcome and maintain 'Status Quo'. The claim of Association to withdraw AFNHB's stand and stop registration of RH therefore holds no merit. The registration authorities have never objected registration of RH with the term 'Individually divided Plot Area' and even if required, necessary rectification of deed as may be advised by them, would be effected.

6. Notwithstanding above, AFNHB is open to discussions on this issue, implications and way ahead. If felt necessary, the Association may forward name of two representatives each from RH owners and flats owners and a meeting can be scheduled at AFNHB HQs to check out the differences among the allottees.



(Sandip Kapoor)
Captain (IN)
General Manager (Administration)
For Director General