



एयर फोर्स नेवल हाऊसिंग बोर्ड AIR FORCE NAVAL HOUSING BOARD

एयर फोर्स स्टेशन रेस कोर्स, नई दिल्ली-110003

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AFNHB/ADM/1205

21 Sep 17

To all allottees of
Dehradun Phase II Scheme

ISSUE OF POSSESSION LETTER AND REGISTRATION OF DWELLING UNITS **JAL VAYU TOWERS, DEHRADUN PHASE II PROJECT**

1. It is intimated that Dehradun Phase II Project is nearing completion. As you are aware, the piece and parcel of land measuring 60089.32 sq mtrs (approx.15 acres) in Khasra No.893 at Village East Hope Town and Khasra No.1164 at Village Jhajra, Tehsil Vikasnagar, Dehradun was allotted by Govt. of Uttarkhand vide Govt. Order No.794/18(I)/2008 dated 21 Aug 08 on 30 years lease hold basis. Lease Deed of the land was executed in favour of AFNHB on 27 Nov 08.

2. It is a mandatory requirement for all allottees to execute a Deed of Registration for their dwelling units. Further, the Real Estate (Regulation and Development) Act, 2016 has come into force wef 01 May 2016. As per Section 17 of this Act, the onus of executing a registered deed lies solely on the Promoter/Builder/ Developer.

3. Therefore, as per terms and conditions of State Govt. of Uttarakhand and the provisions of the Real Estate (Regulation and Development) Act, 2016, it is mandatory on the part of AFNHB to execute the Deed of Registration in favour of the allottees with the Registrar's office, Dehradun within three months of receiving Completion Certificate/ Occupation Certificate. Hence, it has been decided that the physical possession of DU will be handed over to the allottees only after the Deed is registered.

4. **Procedure for Registration.** To facilitate a smooth registration process, AFNHB will authorise a rep from Dehradun Phase II Project as signatory on behalf of AFNHB, whose details would be uploaded on the AFNHB website shortly. The following procedure will be followed for handing/ taking over of dwelling unit:-

- (a) NOC/NDC to be obtained from the Society by the allottee.
- (b) Allottees are to collect 'Clearance Letter' and 'No Dues Certificate' from AFNHB HQs after clearing all the dues.
- (c) Allottees to buy required value of Stamp papers in cash as per the cost of the DU (details at **Annexure-1**)
- (d) Allottees will be required to sign an Agreement in duplicate at AFNHB HQs or Site office and submit (AFNHB website)
- (e) Affidavit should be submitted to AFNHB prior to execution of Deed of registration. Format of Affidavit is placed at **Annexure 2**.

(f) An undertaking to be given by the allottee that he would submit the Registered Deed to the loaning agency (**Annexure-3**).

(g) Allottees are to submit an Indemnity Bond as per **Annexure-4**.

(h) Format of Deed of Registration is to be downloaded from website and filled by the individual. (Area details as given in technical brochure available on website also, Cost details as per Clearance Certificate issued by AFNHB and details of Boundaries to be confirmed from the Project Engineer/Site office)

(j) One blank Stamp paper of Rs.10/- (minimum) signed by allottee.

5. **Documentation.** Following documents will be required to Execute the Deed of Registration:-

Sl.No	Document	Remarks
(i)	Two copies of Allotment letter	by allottee
(ii)	Two copies of Clearance and No Dues Certificate from AFNHB	to be obtained from AFNHB
(iii)	Letter of physical possession	will be handed over by AFNHB rep at the time of registration
(iv)	Joint Registration Certificate (if required) from AFNHB HQ. NOC from the loaning agency will be required if the loan is on single name	to be obtained from AFNHB
(v)	Dwelling Unit Plan and Area details	Available in Technical Brochure/ Website
(vi)	Deed of Registration duly filled by the allottees	to be downloaded from AFNHB website
(vii)	Copy of Resolution for the authorised signatory on behalf of AFNHB	AFNHB will give the letter
(viii)	ID proof of allottee/(s)/PAN card (compulsory)/ Aadhar Card/ address proof in original	by allottee
(ix)	02 copies of passport size photographs each in case of joint registration	by allottee
(x)	Special Power of Attoreny (SPA) in case the allottee is not present at the time of Handing/taking over of physical possession (format placed at Annexure-5)	by allottee
(xi)	Property papers (self/ancestor, registry/ Khata Khatoni) for those who get benefit as per Govt. of Uttarakhand letter No.42/xxvii(9)/2014/ stamp-03/2014 dated 28 Feb 14	copy of letter available in AFNHB website
(xii)	Letter from CO/ HoD/ DSSAB/ Jila Sainik Board(for retired personnel) (to whom so ever it may concern) if allottees having ancestor property in Uttarakhand before 2003 for availing concession from Govt. of	By allottee

6. All expenses towards payment of Stamp Duty, registration charges etc. for execution of Deed of Registration will have to be borne by the Allottee.

7. Following advocate has been identified for the purpose of registration for convenience of allottees. However, allottees may choose any other civil advocate as per their wish.

Mrs Ratna Rauthsan
Block No.6, Chamber No.56, IInd Floor
Near CJM Court Compound, **Dehradun**
Contact Nos.9897091594 ; 9411152672
E-mail : ratna.rauthan@gmail.com

8. Allottees are requested to visit their flat and intimate the list of defects, if any to Project Director before registration. Outstation allottees, visiting Dehradun to execute deed of registration and take over the physical possession, are requested to keep a minimum 4-5 working days in hand for completion of minor works, if any, in their flat as well as execution of the deed as documents can be prepared only after ensuring physical presence in Dehradun. **After the registration is completed, the allottees will be handed over the keys of their DUs and letter of Physical Possession by the site office.**

9. Whilst all out efforts are being made to ensure that the dwelling units are ready for handing over as promulgated, however, in case, due to unforeseen circumstances, a delay occurs in handing over of the Dwelling unit, the Board will not be liable to pay any interest / compensation, for any reason, for delay in handing over. Any additional amount to any court order / State or Central Govt levies or any other expenses incurred in future will have to be additionally borne by the allottees. It is advisable to bring all relevant documents pertaining to this allotment, while coming for possession. These documents may be needed for any reconciliation, if so required.

10. Allottees are requested to get in touch with the Project Director/ rep of AFNHB to complete the formalities for registration of dwelling units, prior to physical possession. The mobile numbers are:

- (a) Gp Capt Sanjay Shukla, Project Director – 08859902929
- (b) Capt KS Rawat, Project Director - 09650566883

11. As the circle rates of the State revises and increases time and again, allottees are requested to get their dwelling units registered at the earliest after receipt of OC/CC to avoid extra expenditure.

12. After execution of Deed of Registration, a copy of the same is to be forwarded to this Board for record.



(Manu Mohan)
Capt
Addl.General Manager(L&S)
for Director General

Encl : As stated.

Copy to :

The Project Director
AFNHB Dehradun Phase II Project
Jal Vayu Towers
I.T.I.T.I., Advani School

Jhajhra, **Dehradun – 248 007**

**EXPENSES TO BE INCURRED FOR REGISTRATION
OF DWELLING UNIT, DEHRADUN PHASE II**

1. Rate of Stamp Duty for registration:

S.No.		Male	Female	Joint
(a)	Owns having Ancestor property in UK prior 2003	3.75% upto Rs.25 lacs & 5% on balance cost of DU	3.75% upto Rs.25 lacs & 5% on balance cost of DU	3.75% upto Rs.25 lacs & 5% on balance cost of DU
(b)	Does not own property in UK prior 2003	5%	As above	3.75% on 50% cost of DU for female and 5% on balance 50% cost of DU

2. Registration Fee in the Sub-Registrar Office : Approx. Rs.25,000/- for single registry and for joint approx. Rs.50,000/-

3. Expenses for Deed writing, translation liaison fee and misc.Charges.

4. In case the cost of DU is more than Rs.50 lacs, 1% TDS to be deposited in Bank before registry.

5. Stamp Duty is calculated on Circle Rate **or** flat rate whichever is higher. In AFNHB case, it is flat rate, since all DUs cost are above the circle rate.

(On Rs.10/- Non-Judicial Stamp paper or such amount as applicable in the state where the individual is executing this document duly attested by Notary)

AFFIDAVIT

Affidavit of _____ S/o / W/o /
D/o _____ aged about _____ years R/o
_____ Deponent.

I, the Deponent above named do hereby solemnly affirm and declare as under: -

1. That I / my spouse / dependent children / dependent family members have previously been a registrant / allottee (strike out whichever is in applicable) of Self Financed Housing Scheme sponsored by the Air Force Naval Housing Board Scheme at _____ vide Regn No. _____ for a dwelling unit. I am now applying for another Dwelling Unit of AFNHB Scheme at _____ - vide Regn No. _____.

OR

That neither I nor my spouse nor any of my dependent children or dependent family members during the period of my registration in the said Scheme has been a member of any housing scheme in _____ area.

2. That neither I nor my spouse or any of my dependent children or dependent family members during the period of my registration in the Scheme has owned either in full or in part, on lease hold or free hold basis any plot of land or a house or a Flat or a Dwelling Unit within _____ area.

3. That neither I nor my spouse is a member of Hindu Undivided family which owns either in full or in part on lease hold or free hold basis, any plot of land or a house or a flat or a Dwelling Unit in _____ area. (Area if AFNHB scheme)

4. That I will inform the Board within one month if any plot of land or a house or a Flat or a Dwelling Unit is acquired by me or my spouse or any dependent children or dependent family members within _____ area prior to taking possession of Dwelling Unit.

5. That I will abide by all rules, orders and instructions issued by the Board from time to time and execute such deeds or documents required by the Board with regard to the allotment or non-allotment of flat to me.

DEPONENT

Verification

I, the above said _____ do hereby solemnly affirm and declare that content of any Affidavit are correct and true to the best of my knowledge and belief and nothing has been concealed or suppressed therefrom.

Verified at _____ on this _____ day of _____

DEPONENT

(To be Notarised and Executed on Rs.50/- Non-judicial Stamp Paper)

UNDERTAKING

I _____ S/o _____ Resident of _____

Do hereby inform you that I am an allottee of flat No._____, Block _____, _____ Floor, Parking No._____ Regn. No._____ in Jal Vayu Towers, Dehradun Phase II.

I hereby inform that I have not taken any loan from any financial institution/bank to finance the above mentioned flat.

OR

I hereby undertake to submit the original Sale Deed of my above mentioned flat to the loaning agency, from whom I have taken a loan for this flat.

(delete whichever not applicable)

Signature

Witnesses

1.
Signature, Name and Address
.....
.....
.....

2.
Signature, Name and Address
.....
.....
.....

(To be Notorised and Executed on Rs.100/- Non-judicial Stamp Paper)

INDEMNITY BOND

This deed of Indemnity made this _____ by _____ R/o _____ . I / we registered as an allottee of flat No. and Parking in Jal Vayu Towers situated at Dehradun sponsored by the Air Force Naval Housing Board vide Regn No. _____. That I/we do hereby and hereunder agree to indemnify Air Force Naval Housing Board and at all times keep indemnified the Air Force Naval Housing Board of any possible claims or demands made or actions and proceedings if any commenced by any person or persons claiming through me or through _____(allottee's name) in respect of the said property and also against all such costs, charges and expenses incurred by AFNHB by defending any such claims, actions or proceedings.

Witnesses

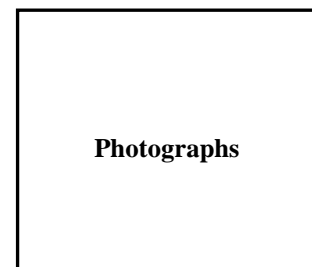
- 1.
- 2.

Signature of Executant

Execution admitted before me

Place:

Date :



(To be Notarised & Executed on Rs.50/- Non-Judicial Stamp Paper)

SPECIAL POWER OF ATTORNEY

Be it known to all that I,.....S/o W/o D/o
Shri/..... aged about ____ years, Residing at
..... do hereby appoint/nominate/
constitute Mr/Mrs/Ms..... S/o W/o D/o
Shri..... aged about ____ years, Residing at
.....as my true and lawful attorney.

WHEREAS I am an allottee / joint registrant of Air Force Naval Housing Board for a flat No. alongwith Car Parking in Jal Vayu Towers situated at Dehradun. And due to exigencies of service / unavoidable personal reasons I will not be able to be present in Delhi as well as Dehradun at the time of taking over possession of the above mentioned flat. Therefore, I hereby appoint and empower my aforesaid attorney to do the following acts, deeds and things in my name, an on my behalf i.e. to say :-

- (a) To present me before the Air Force Naval Housing Board and other concerned Departments in regard to allocation of Flat and to enter all sorts of correspondence, if any, on my behalf.
- (b) To take possession of the Flat No._____ in _____ on my behalf.
- (c) To pay any sum due to AFNHB and collect any document receipts etc. pertaining to the dwelling unit on my behalf.
- (d) To apply for the Electricity and Water connection to the appropriate authorities for my house and deposit the dues for this purpose, if any
- (e) I hereby ratify and confirm that all the above acts, deeds and things done by me and said attorney shall be treated as acts and things done by me personally.

IN WITNESS WHEREOF I have executed this Special Power of Attorney at
on this..... day of2017 in the presence of.....

.....
Signature of Power of Attorney Holder

EXECUTANT

WITNESSES :

- 1.
- 2.