

**Letter to allottees with payments outstanding
and not collected Possession Letter
(excluding allottees of Towers
R, S, T, U, V, W, X, Y, Z, K & O)**

**FLATS OFFERED FOR TAKING OVER BUT AMOUNT OUTSTANDING,
CLEARANCE AND POSSESSION LETTER NOT COLLECTED**

EQUALISATION CHARGES - GREATER MOHALI SCHEME

1. Final Notice for clearing outstanding dues and taking over possession of your Dwelling Unit by 30 Oct 15 was served to you vide AFNHB letter dated 01 Oct 15 (uploaded on website). It has been noticed that till date you have neither cleared your outstanding dues nor collected the Clearance and Possession Certificate for taking over physical possession of your Dwelling Unit from this HQs.
2. It may be appreciated that on completion of the project, the contractor moves out of the project and it becomes difficult for AFNHB to maintain the Dwelling Units completed and handed over by the contractor. On the other hand, the Defect Liability Period also starts whether the Dwelling Unit has been taken over or not. Delay in taking over possession of completed DU at this stage is not considered appropriate as it would be your loss and defects noticed after defect liability period would not be rectified.
3. Your attention is drawn to clause 0509 and 0510 of Master Brochure wherein it is clearly stated that the Dwelling Unit shall be offered on "as-is-where-is" basis. All allottees are to take over physical possession of the Dwelling Unit as per schedule. However, specific **defects and deficiencies** observed at the time of handing/ taking over may be recorded in the **handing / taking over document** keeping the Project Director informed. Such defects will be rectified within the Defect Liability Period. However, under no circumstances the allottee should delay taking over.
4. You are requested to clear your outstanding dues (**including equalization charges w.e.f. 30 Oct 15**) at the earliest. As per the Master Brochure a grace period of maximum 120 days is admissible with equalization charges after which allotment will be **cancelled and cancellation charges as per clause 0702 of Master Brochure would be levied**. This is the **last and final notice to you** to clear your dues and collect the Clearance and Possession Letter.

**Letter to allottees with payments outstanding
and not collected Possession Letter
(excluding allottees of Towers A, B, C,
D, E, F, G, H, I, J, L, M, N, P, Q, K & O)**

**FLATS OFFERED FOR TAKING OVER BUT AMOUNT OUTSTANDING,
CLEARANCE AND POSSESSION LETTER NOT COLLECTED**

EQUALISATION CHARGES - GREATER MOHALI SCHEME

1. Final Notice for clearing outstanding dues and taking over possession of your Dwelling Unit between 10 Nov 15 to 15 Nov 15 was served to you vide AFNHB letters issued between 15 Oct 15 to 19 Oct 15, respectively. It has been noticed that till date you have neither cleared your outstanding dues nor collected the Clearance and Possession Certificate for taking over physical possession of your Dwelling Unit from this HQs.
2. It may be appreciated that on completion of the project, the contractor moves out of the project and it becomes difficult for AFNHB to maintain the Dwelling Units completed and handed over by the contractor. On the other hand, the Defect Liability Period also starts whether the Dwelling Unit has been taken over or not. Delay in taking over possession of completed DU at this stage is not considered appropriate as it would be your loss and defects noticed after defect liability period would not be rectified.
3. Your attention is drawn to clause 0509 and 0510 of Master Brochure wherein it is clearly stated that the Dwelling Unit shall be offered on "as-is-where-is" basis. All allottees are to take over physical possession of the Dwelling Unit as per schedule. However, specific **defects and deficiencies** observed at the time of handing/ taking over may be recorded in the **handing / taking over document** keeping the Project Director informed. Such defects will be rectified within the Defect Liability Period. However, under no circumstances the allottee should delay taking over.
4. You are requested to clear your outstanding dues (**including equalization charges w.e.f. due date mentioned in letter at para 1 above**) at the earliest. As per the Master Brochure a grace period of maximum 120 days is admissible with equalization charges after which allotment will be **cancelled and cancellation charges as per clause 0702 of Master Brochure would be levied**. This is **the last and final notice to you** to clear your dues and collect the Clearance and Possession Letter.

**Letter to allottees having no payments pending
but not collected Possession Letter
(excluding allottees of K & O Towers)**

**FLATS OFFERED FOR TAKING OVER, NO AMOUNT OUTSTANDING
BUT CLEARANCE AND POSSESSION LETTER NOT COLLECTED**

1. Final Notice for taking over possession of your Dwelling Unit by 30 Oct 15 was served to you vide AFNHB letter dated 01 Oct 15 (Uploaded on website). It has been noticed that till date you have not collected the Clearance and Possession letter for taking over physical possession of your Dwelling Unit from this HQs.
2. Your attention is drawn to clause 0509 and 0510 of Master Brochure wherein it is clearly stated that the Dwelling Unit shall be offered on "as-is-where-is" basis and allottees are to take over physical possession of the Dwelling Unit as per schedule. However, specific defects and deficiencies observed at the time of handing/ taking over may be recorded in the handing over/ taking over document, keeping the Project Director informed, as such defects will be rectified within the Defect Liability Period. However, under no circumstances the allottee should delay taking over.
3. It may be appreciated that on completion of the project, the contractor moves out of the project and it becomes difficult to maintain the completed Dwelling Units. On the other hand, the Defect Liability Period also starts from the date Dwelling Unit is offered for taking over. Delay in taking over possession of completed DU at this stage is not considered appropriate as it would be your loss and defects noticed after defect liability period would not be rectified.
4. It is intimated that a penalty at the rate of Rs. 1000/- per month will be levied towards overhead charges on monthly basis till 90 days once the DU has been offered for taking over. The amount will be required to be deposited with Project Director prior taking over physical possession. Further, delay in taking over beyond 90 days of the promulgated date of handing over for the last allottee may attract automatic cancellation of allotted DU with penalty at the same rate as applicable when an allottee withdraws from the scheme (Refer para 0511 of Master Brochure)
5. You are once again requested to take over possession of your allotted Dwelling Unit by 31 Dec 15. In case of your failure to take over possession by this date, your allotment shall be cancelled without further notice and the deposited amount will be refunded to you as per the rules of the Board. It is also clarified that no request/ representation for extension of time / restoration of cancellation of allotment shall be entertained after 31 Dec 15.

**Letter to allottees having no payments pending
but not taken Physical Possession
(excluding allottees of K & O Towers)**

**FLATS OFFERED FOR TAKING OVER, NO AMOUNT OUTSTANDING
CLEARANCE AND POSSESSION LETTER COLLECTED,
PENDING PHYSICAL POSSESSION**

1. Final Notice for taking over possession of your Dwelling Unit by 30 Oct 15 was served to you vide AFNHB letter dated 01 Oct 15 (Uploaded on website). It has been noticed that till date you have not taken physical possession of your Dwelling Unit at Greater Mohali site.
2. Your attention is drawn to clause 0509 and 0510 of Master Brochure wherein it is clearly stated that the Dwelling Unit shall be offered on "as-is-where-is" basis and allottees are to take over physical possession of the Dwelling Unit as per schedule. However, specific defects and deficiencies observed at the time of handing/ taking over may be recorded in the handing over/ taking over document, keeping the Project Director informed, as such defects will be rectified within the Defect Liability Period. However, under no circumstances the allottee should delay taking over.
3. It may be appreciated that on completion of the project, the contractor moves out of the project and it becomes difficult to maintain the completed Dwelling Units. On the other hand, the Defect Liability Period also starts from the date Dwelling Unit is offered for taking over. Delay in taking over possession of completed DU at this stage is not considered appropriate as it would be your loss and defects noticed after defect liability period would not be rectified.
4. It is intimated that a penalty at the rate of Rs. 1000/- per month will be levied towards overhead charges on monthly basis till 90 days once the DU has been offered for taking over. The amount will be required to be deposited with Project Director prior taking over physical possession. Further, delay in taking over beyond 90 days of the promulgated date of handing over for the last allottee may attract automatic cancellation of allotted DU with penalty at the same rate as applicable when an allottee withdraws from the scheme (Refer para 0511 of Master Brochure).
5. You are once again requested to take over possession of your allotted Dwelling Unit by 31 Dec 15. In case of your failure to take over possession by this date, your allotment shall be cancelled without further notice and the deposited amount will be refunded to you as per the rules of the Board. It is also clarified that no request/ representation for extension of time / restoration of cancellation of allotment shall be entertained after 31 Dec 15.