

**WEB UPDATE – BHUBANESHWAR (05 Feb 2019)**  
**SHIFTING IN BY ALLOTTEES**

1. Completion Certificate for AFNHB Bhubaneswar project has been received on 28 Nov 18. Subsequently allottees were issued possession letter and requested to register their Dwelling Units within a period of 90 days as per RERA guidelines.
2. It was also intimated that the penalty of Rs. 10,000/- would be charged from the allottees on account of non taking over of dwelling unit.
3. As on date 220 paper possessions has been issued and 192 allottees have taken over their DUs. Numerous requests have been received from the allottees for shifting into their respective DUs. However, the registration of society is still pending and society is not in a position to nominate their reps for handing/ taking over of common areas and assets.
4. In order to provide temporary relief to our allottees, till such time the society is functional, following has been decided:-
  - (a) Allottees who have not taken over their DUs will be charged penalty of Rs. 10,000/- as indicated through web update dated 07 Dec 18, wef 06 Feb 19.
  - (b) Allottees, who have not cleared their dues till date, will be charged equalization charges as per Para 0607 of Master Brochure (MB) 2012.
  - (c) In the event of nonpayment of dues by 15 Feb 19, the allotment of DU stands cancel as per Para 0707 & 0708 of MB 2012.
  - (d) Allottees after registration of their DU may shift inside the premises for which maintenance charges @ Rs.3/-psf would be charged from allottees from the LTMF till the society is functional.
  - (e) The maintenance charges would be charged proportionally on account of usage of electricity for common areas, lifts, water, running of STP, fire services, housekeeping and security based on the size of the dwelling unit.
  - (f) The allottees shifting in to the blocks would be required to take over the common areas and assets for the respective block in lieu of non availability of society reps.
5. The above procedure has been initiated to enable the allottees to avail the benefits of their DUs and co-operation of all in this regard is highly solicited.