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AIR FORCE NAVAL HOUSING BOARD

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To all Allottees
Dehardun Ph -II

HANDING OVER AND PHYSICAL POSSESSION OF FLATS
AFNHB DEHRADUN PHASE II PROJECT

1. As you are aware that, during last one year, all out efforts have been made by AFNHB to expedite the execution of work of AFNHB project at Dehradun with the aim to ensure handing over the DUs to the allottees as early as possible. Towards this AFNHB is happy to inform that application for obtaining **Completion / Occupancy Certificate** is being filed with the State Authority. We are expecting for an early receipt of **Completion Certificate / Occupancy Certificate**.

2. While we await **Completion / Occupancy Certificate**, it has been decided to provide the physical possession of the DUs to the allottees in staggered manner as the DUs are being made ready by the respective contractors of Pkg I and Pkg II. In next few days, allottees will be duly informed through AFNHB website about the schedule of readiness of DUs for taking over of physical possession. The allottees are requested to visit the AFNHB website on regular basis, to check the schedule for taking physical possession of their DUs. Allottees are therefore requested to clear their balance dues, if any and obtain **No Dues Certificate(NDC)** from AFNHB HO. After getting **NDC**, the allottee can approach the Project Director at Dehardun Phase-II as per the schedule of readiness of

their respective flats (as displayed on the AFNHB Website) for taking over the physical possession.

3 At this stage allottees will be given physical possession only and not permission/right to occupy or use the flat. At the time of taking over of physical possession, the allottee would be required to contact Project Director and fix a date for taking over physical possession. On the pre-decided and mutually agreed date, allottee is to visit his/her flat and check the serviceability of fittings & fixtures as per inventory. After satisfying himself/herself, allottee is to sign as having taken over the flat. In case any defects/shortcomings are noticed, the allottee is to annotate the same in the handing/taking over form and also in the register for his / her tower, kept with the Project Director with date and time. No verbal complaints or observations will be accepted. Allottees will hand over the keys of flat to the rep of contractor in the presence of Project Director. The contractor would require 3 to 15 days time for rectifying the observations depending upon the nature of the observations and quantum of work. It will be the responsibility of the allottee to follow up with Project Director and ensure that the flat is rechecked after confirmation of rectification and keys of the flat are taken back after satisfactory taking over.

4. **Registration** Allottees are required to register their flats immediately after taking physical possession. SoP for registration will be issued by AFNHB and put on AFNHB website shortly.

5. All efforts are also being made to make common areas and services ready for use and taking over by the society. Common services like lift, DG Sets, Water supply etc. will be activated for use no sooner the same are taken over by society. The permission to occupy flat will be given to allottees only after occupancy certificate is received from the MDDA, all common areas taken over by the society and a certificate is rendered by the society to AFNHB.

6. Some of the allottees in a knee jerk reaction requested for withdrawal from the scheme. It is sincerely advised that withdrawal from the scheme at this stage is not beneficial to the allttoees. Hence

allottees are advised to reconsider their decision and may opt for rejoining the scheme. It is assured that no additional penalty would be levied and their membership will be restored on first come first basis, subject to vacancies in respective category.

7. Lastly, it has been seen that a fairly large number of allottees, who have already been allotted DUs, have not paid up their dues to AFNHB. This not only restricts the crucial fund flow, but also results in loading of avoidable equalization charges on them. It is, therefore, beneficial to both AFNHB and the allottees that the dues be cleared without further delay. Situation of cancellation of allotment is completely avoidable in the instant cases by clearing the requisite dues.



(KPS Virk)

Air Commodore

Deputy Director General