

LATEST UPDATE : AWHO COIMBATORE

ISSUES RAISED BY ALLOTTEES

1. **Sale Deed**. Delay in finalisation of sale deed has been due to objection on method of calculating UDSL and the claim on the complete 33.64 acres of land by Phase I allottees. The issues have been adequately addressed and the sale deed is under finalisation.
2. **Handing Over of Central Amenities**. Contrary to AWHOs policy of constitution of RWA, a group of allottees have formed a self proclaimed Association (RVAOA). Since this Association is not recognized by AWHO and all the allottees, it shall not be possible to hand over the amenities to them. Moreover RVAOA has taken a stay from Madras High Court on formation of AUC.
3. **Expenditure from Corpus and Adv Maintenance Fund**. No expenditure is being incurred from the corpus fund recovered from all allottees @ Rs 20,000/- per allottee. The Maintenance Fund is being expended by the AWHO Project Director to manage the complex in terms of security, housekeeping and operation of E/M services, since the RVAOA has obtained a stay on formation of AUC. However, a detailed account of the expenditure is being maintained, which shall be handed over to the RWA once constituted.

4. **RERA Registration.** AWHO did not register the project with TNRERA as per a provision which states that projects outside Chennai Metropolitan Area which are structurally completed on the date of enforcement of TN Real Estate Rules - 2017 need not be registered. However, due to demand by a certain section of allottees, the case is sub judice in the Madras High Court whose decision is awaited.

5. **Audited Project Accounts.** Project Accounts shall be displayed on AWHO website once they are finalized after handing over of all DUs and central amenities.