

## AWHO : PLANNING SECTION

### WEB UPDATE

#### DEFECT LIABILITY PERIOD (DLP) AS PER RERA AWHO SHANTI VIHAR, SECT 95, GURUGRAM

1. Few allottees have asked AWHO to clarify the issue of DLP for the benefit of all allottees.
2. It is clarified that the DLP of 16 months is inbuilt in the contract and any initial defects (excluding those due to fair wear & tear and misuse of assets by allottees) shall be rectified by the Contractor for 16 months only. The Contractor's liability shall be restricted to defects intimated by allottees till **20 Apr 2023** in writing either during Handing/ Taking over or subsequently through app or register kept for the same at site. All such defects shall be rectified by the Contractor within a reasonable time (to be intimated to Contractor by the PD), beyond which the defects shall be rectified by the PD at Contractor's risk & cost. Any defects notified beyond 20 Apr 2023 shall not be accepted by Contractor for rectification.
3. As far as RERA DLP of **60 months** from date of H/ O of DU as per RERA regulations is concerned, same shall run concurrently for **16 months** to be attended by the Contractor as part of his DLP as per contract. DLP as per RERA norms for balance **44 months** shall be looked after by AWHO in consultation with AUC till RWA is formed. After formation of RWA, same shall be looked after by RWA on behalf of AWHO, details of which will be shared with RWA on its formation. .