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REGISTERED / SPEED POST

Army Welfare Housing Organisation
South Hutments, Kashmir House
Rajaji Marg, New Delhi – 110011

07 Aug 2018

All Allottees of G-95 Project

AWHO SCHEME : TURNKEY GROUP HOUSING PROJECT, GURGAON

1. Due to inadequate progress by the contractor M/S Ramprastha Promoters and Developers Pvt Ltd (RPDPL), AWHO was compelled to cancel his contract for construction of a residential project at Sector 95 Gurgaon. Subsequently a fresh contract has been finalized for construction of the balance project with a PDC of Dec 2019.

2. The conclusion of a fresh contract has resulted in an overall escalation of approx 08% (Eight) for all DU owners irrespective of initial or late allottees which works out as under :-

	<u>Type of DU</u>	<u>Increase Rs (Lacs)</u>
(a)	Luxury	5.63
(b)	Super Deluxe	4.59
(c)	Deluxe	3.67
(d)	SFA	2.36

3. The above escalation includes a effect liability period of 60 months to all allottees as mandated by RERA against a defect liability of 16 months intimated earlier in the technical brochure.

4. Further AWHO has also incurred a large financial liability on the parking areas whose construction has been completed, while the cost is yet to be recovered from allottees. Though their exact cost depends on actual area given to an allottee by a draw of lots, the tentative cost of average sized parking areas is as under :-

	<u>Type of Parking</u>	<u>Nos</u>	<u>Cost Per Parking</u>
(a)	Basement Parking	1000	Rs 3.69 lacs
(b)	Twin Basement Parking (for two cars)	48	Rs 7.39 lacs
(c)	Stilt Parking	219	Rs 3.0 lacs
(d)	Open Parking	397	Rs 1.30 lacs

5. Therefore in order to accelerate the progress of work by infusing increased liquidity in the project, it has been decided to recover the following payments in over the next 09 months: -

- (a) Enhanced DU cost of approx 08%.
- (b) Tentative parking cost of Rs 3.0 lacs from all allottees less SFA from whom it shall be Rs 1.5 lacs.
- (c) School construction cost intimated to you vide our letter issued in Jun 2015.
- (d) Enhanced power back up cost estimated vide our letter issued in Dec 2016.

6. All allottees (initial / late allottees) are therefore requested to make the above enhanced cost plus tentative parking cost as applicable to them in three installments as under: -

S. No	DU Type	Increase Due to Enhanced Cost and Tentative Parking Cost (Lacs)	Payment Details (Lacs)				Payment for School Constr and Enhanced Power back up by 31 May 19	Payment Three Months Before Possession
			1 st Installment by 15 Oct 18	2 nd Installment by 28 Dec 18	3 rd Installment by 28 Feb 19			
(a)	Luxury	8.63	2.90	2.90	2.83	2.13	5% cost of DU intimated in your booking letter plus balance cost of parking.	
(b)	Super Deluxe	7.59	2.55	2.55	2.49	1.79		
(c)	Deluxe	6.67	2.25	2.25	2.17	1.49		
(d)	SFA	3.86	1.30	1.30	1.26	0.92		

7. It may be noted that the progress of the project will largely depend on your timely payments. Your co-operation in this respect will help us in early completion of the project.

8. Please ensure that the payment is made in such a way that the amount gets credited by due date of payment of installment to avoid levy of interest on delayed payment (Deposits in cash are not acceptable under any circumstances whatsoever). If made through RTGS/ NEFT or internet banking then the allottee should e-mail/fax, the details of remittance with registration No etc so that it can be linked and a receipt is generated. Our details are as under :-

- | | | |
|-----|----------------------------|--|
| (a) | Beneficiary Account Name - | Army Welfare Housing Organisation
Gurgaon – 95 Project |
| (b) | Beneficiary Account No - | SB A/C No – 91222160000119 |
| (c) | Beneficiary Bank Name - | Syndicate Bank, Rajaji Marg
Kashmir House, New Delhi-110011 |
| (d) | IFS Code - | SYNB0009122 |

(Pankaj Subba)
Lt Col
EO (Mktg)
for Managing Director

Note :-

1. Please inform changes in rank, address, e-mail ID and Mobile number on occurrence immediately. The onus of intimation of the changes rests solely with registrant.
2. AWHO will not be responsible in any way for representation at any level in this regard at a later stage.
3. In order to safeguard the interest of allottees/registrants, AWHO does not correspond with anyone other than allottees/registrants or their nominees (where authorized by SPA). Allottees/Registrants are requested to make correspondence with AWHO under their own signature or from their registered E mail ID.