

## REPLY TO FREQUENT RAISED QUERIES : AWHO SSI KOCHI

- 1 Reply to frequently raised queries in r/o AWHO SSI Kochi are as under :-
- (a) **Electricity**. As on date 100 individual connections have been granted. Obtaining the electricity connection is the allottee's responsibility after taking over his DU.
  - (b) **Lifts**. All lifts are functional alongwith standby power in case of mains failure.
  - (c) **Drains**. All drains have been cleaned and covered with RCC covers.
  - (d) **Waste Material**. Building waste has been cleared and stacked towards western side near Metro line. All allottees carrying out interior work are required to dispose debris off the site rather than dumping the same near lift lobby/inside the complex.
  - (e) **Fencing Work Below the KMRL Line**. In progress.
  - (f) **Security Guards**. The security guards shall be provided as required in consultation with the Adhoc User's Committee.
  - (g) **Seepage in Basement**. Was due to ongoing work on expansion joint which has been completed. However rectification if any addl seepages noticed shall be done.
  - (h) **Approach Road**. Being a private road, its repairs are the responsibility of the owner of the Silver Island. However AWHO is making all efforts to get the repairs done.
  - (j) **Children's Play Area**. MOU between KMRL and AWHO is at an advance stage of vetting by KMRL. No work is permitted under the viaduct till the metro line is commissioned.
  - (k) **STP**. Is functional with the trial having been done by KSPCB.
  - (l) **Club House**. As per the original plan the club house was only G+1, for which the work has been completed.
  - (m) **RERA Regn**. Though RERA is notified, there is no functional office in Kerala. AWHO has however got the mandated 'Occupation Certificate.
  - (n) **Pergola Cost**. Partial savings due to deletion of pergola has already been refunded to allottee's in the form of final cost which is less than the booking letter cost. Addl refund if any shall be given after closing the project financially.
  - (o) **AUC Formation**. The Project Director shall be calling for a meeting of the Occupants soon to take the required steps to form AUC.

(p) **Property Tax.** Tax up till 31 Mar 2018 is paid by AWHO. All DU owners after sale deed registration are required to get property mutated in their favour and pay tax for FY 18-19. It may be noted that all ex serviceman are exempted from building tax up to 2000 sq ft as per GO.

(q) **Material & Works Quality.** All materials used are based on past experiences of AWHO and on the advice of the technical consultant appointed for the project.

(r) **Land Cost.** The land cost shown in the allottee's registration document is as per the ceiling rate published from time to time and is available on the 'Local Self Govt Depptl' (LSGD) Kerala, website. However, the actual cost charged from the allottee is the pro-rata share of the purchase cost by AWHO including the finance cost. It may be noted that AWHO bought 4.28 acres of land for approx Rs 96.0 lacs in 1991, and the cost recovered from all allottees in 2013 is Rs 2.30 crores incl finance cost.

(s) **Foot Over Bridge.** The MOU with KMRL is under finalisation.

2. Notwithstanding the above, AWHO shall keep endeavouring to resolve all issues to the complete satisfaction of all allottees.