

**AWHO REBUTTAL ON ISSUES RAISED BY ALLOTTEES OF
DINESH VIHAR, OMR CHENNAI PROJECT**

1. Few allottees of Dinesh Vihar, OMR Chennai project has raised certain issues.
2. Update on the issues raised has been given in succeeding paras.
3. **Present Progress of the Project.**
 - (a) **Towers D, E & F.** Towers D, E & F are completed and handing over is in prog except provision of electric meters in few DUs of Tower 'D' which will be provided in next few weeks. However, electricity has been provided to all DUs.
 - (b) **Towers A, B & C.** The wk is going on in these towers. All out efforts are being made by AWHO to complete the bal wks at the earliest. H/O likely to commence as per u/m schedule:-
 - (i) Tower 'A' - End Feb 2020.
 - (ii) Towers 'B' & 'C' - End May 2020.
 - (c) **Central Amenities.** All central amenities including club house building are structurally completed and finishes are in progress. These are likely to be completed by end Aug 2020.
4. **Registration of Proj Under TNRERA.** AWHO Chennai project has been accepted as structurally complete project by TN RERA vide their letter No TNRERA/446/2018 dt 28 Aug 2018 (copy of the same already uploaded on AWHO website). As per policy, a project that is structurally complete is not required to be registered under TN RERA. Group of allottees have legally proceeded against AWHO demanding RERA registration. Appeal of AWHO is presently filed in Madras High Court.
5. **Metro water Supply.** Metro water supply is not yet available in the project region. Case has been taken up with concerned dept. Other multi storeyed projects of private builders in the vicinity are also being supplied by tankers.
6. **Completion Certificate.** As per the prevailing norms, Completion Certificate is not applicable. However, M/s TVH has been directed to obtain clarification in writing from concerned authority that tax assessment is proof of completion.
7. **Sale Deed.** Sale deed has been finalized. At present 49 DUs have been registered.
8. **Property Tax.** Property tax has already been assessed and paid till Mar 19. Property tax for FY 2019-20 will also be paid by AWHO. Allottees will be asked to pay property tax wef 01 Apr 20 for those DUs which have been handed over.
9. **Incr in Cost.** Incr in cost of DUs are due to upgradation/value additions carried out after considering technical aspects for better functionality to further improve the project with better specifications.
10. **Land Cost of Phase-II.** It is once again confirmed that the money collected from Phase-I allottees is utilized only for completion of Phase-I and not used for payment of land cost of Phase-II. Land cost of Phase-II is presently borne by AWHO.