

## **CLARIFICATION ON ISSUES RAISED BY ALLOTTEES**

### **AWHO OMR CHENNAI PROJECT**

1. **RERA Registration.** 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). AWHO has filed an appeal in Madras High Court on 15 Nov 2019 against TNREAT order stating the position of AWHO that Dinesh Vihar Project comes under exemption categories as per RERA rules. The matter is subjudice and pending at Madras High Court.
2. **Compensation for Delay.** Delay occurred in the project completion is due to the reasons beyond the control of AWHO. The same was intimated time to time through AWHO website. AWHO is a “**No Profit No loss Society**” and offers residential dwelling units to its members on actual cost basis with marginal loading of establishment cost and thus there is no provision to pay compensation in case a project is delayed beyond control of AWHO.
3. **Occupation & Completion Certificates.** Completion Certificate/Occupation Certificate is not applicable as project is in Panchayat area. Tax assessment by local authorities is being followed as per local rules and the practice in that general area. Same practice is being followed by other developers in the vicinity.
4. **UDSL Share.** Undivided share of land will be reflected in the sale deed at the time of registration of DUs. All the facilities constructed in the project are meant for Ph-I allottees only and Ph-II allottees will have no lien on them.
5. **Clearances.** All mandatory clearances have been obtained /being obtained as and when the particular stage is reached.
6. **Disaster Management Plan.** All conditions of approvals/NOCs are being complied.
7. **Arboriculture Plan.** Arboriculture plan has been prepared by the architect considering local area conditions. Arboriculture plan is available at site.
8. **Metro Water Supply.** Water supply for projects in the general area of Dinesh Vihar project is through tankers. Allottees of Dinesh Vihar will be dependent on tankers water as other societies in the area. On the insistence of allottees AWHO has liaised with local authorities to get a dedicated pipe line for Dinesh Vihar project. However, this may take its own time & its approval is not sure as local authorities want AWHO to finance the complete project which is economically not viable.

9. **STPs.** STP 1 for Towers D , E and F has been installed and functional. STP 2 for Towers A, B and C shall be commissioned by the time these towers are completed and ready for handing over. Consent to Operate for STP 1 has been applied for and expected from authorities shortly.

10. **Incomplete Club House & Swimming Pool.** Wks on Club House & Swimming Pool is under progress and all out efforts are being made to complete them at the earliest.

11. **Cost Escalation.** There has been a slight increase in the DU cost due to following improvements in the project:-

(a) **Upgradation of Lifts.** Initially, the project was planned with geared lifts. For better functionality and to keep pace with latest technological advancements provision of high speed Gearless lifts have been provided.

(b) **Cost of Club House.** Initially Club House was planned for allottees of both phases ie Ph-I & II and accordingly part cost was to be shared by Ph-II. However, on representation from allottees and non-launch of Ph-II, Phase-I allottees have been charged for all facilities constructed in Phase-I with no rights for Ph-II allottees in future. The facilities will be enjoyed by Ph-I allottees exclusively.

(c) **Power Point for AC in Drawing/Dining Room.** As the project is of shear wall technology, allottees would have found it difficult to subsequently do the internal wiring for an additional power point in Drawing/Dining room not catered initially. This requirement came up in response to the request from various visiting allottees since 2015 and hence has been catered for.

(d) **Property Tax Payment.** On behalf of allottees, property tax of DUs have been paid to the authority upto 31 Mar 2020. The allottees have to pay only after 01 Apr 2020.

(e) Solar lights/heater has been provided in the Club House.

(f) Upgradations of specifications for various items for better functionality of the project. In this connection please refer update uploaded on AWHO Website on 20 Oct 2017.

12. **One Sided Sale Deed.** Sale deed has been prepared in the most comprehensive manner through legal expert and is fairly balanced, keeping the overall interest of the allottees in mind.

13. **Property Tax.** On behalf of allottees, property tax of DUs have been paid to the auth upto 31 Mar 2020. Allottees of Tower D, E & F have to pay property tax after 01 Apr 2020. However, property tax in respect of Tower A, B & C will continue to be paid by AWHO till they offered possession.

14. **Taking Over DU under pressure from AWHO.** AWHO has not pressurized any allottee to take over his DU. The same has been handed over to the allottees after their complete satisfaction.