

AWHO CHENNAI : DINESH VIHAR

1. Certain issues have been raised by allottees in recent past through emails and interaction with Dy MD (Tech) during his visit to site on 07 Dec 2019. Most common of these issues are clarified as under :-

(a) **Timelines for Completion of Tower A, B & C and Common Amenities.** All out efforts are being made to offer Tower A for handing over by first week of Feb 2020 and Tower B & C by 31 May 2020. All three towers and common amenities are structurally complete since long and only finishes (mostly internal) are left which are being carried out to meet above timelines. All common amenities will be ready by 30 Jun 2020 except the club house which is expected to be ready by 31 Aug 2020.

(b) **Registration with RERA.** In this connection please refer our previous update uploaded on website dated 03 Dec 2018 and 30 Jul 2019. Group of allottees of OMR Chennai had filed appeal against the order of TN RERA Chennai before TNREAT Tamilnadu. TNREAT directed AWHO to register the project under TN RERA. AWHO filed appeal in Madras High Court on 15 Nov 2019 stating the position of AWHO that Dinesh Vihar Project comes under exemption categories as per RERA rules. The matter is pending at Madras High Court

(c) **Completion Certificate/Occupation Certificate.** Allottees have been pressing for obtaining completion certificate/Occupation Certificate. Since the project is in Panchayat area the OC and CC is not applicable as per local laws. Tax assessment and payment of property tax is taken as completion/part completion. Tax assessment of tower D, E and F is done and is in process for tower A.

(d) **Property Tax.** Property tax for all DUs will be paid by AWHO till 31 Mar 2020. After 01 Apr 2020 the same will be paid by allottees who have taken over possession. AWHO will pay property tax for FY 2020-21 also for those DUs not offered for possession till 01 Apr 2020.

(e) **Maintenance Charges.** Maintenance charges for Towers D, E & F will be paid by AWHO & not from maint corpus till 30 Sep 2020. It is expected that by Sep 2020 RWA will be formed & responsibility of maintenance will be taken over by them. This will be further reviewed in last week of Aug 2020.

(f) **GST Charges on allottees.** AWHO has not charged allottees any additional cost on account of GST. Cost has been maintained at Pre-GST level. Only installment amount has been split into basic cost & GST for compliance under GST law.

(g) **Metro Water Supply.** Water supply for projects in the vicinity of Dinesh Vihar project is through tankers. Allottees of Dinesh Vihar will be dependent on tankers water as all 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.