

CHENNAI (OMR) : LATEST UPDATE

1. **Completion of Bal Towers/Overall Completion.** Tower 'B' & 'C' and Club House are structurally complete with certain finishing items yet to be installed, mainly due to lack of infusion of funds by the Contractor. AWHO is working on a way forward. All out efforts are being made to complete the bal towers, amenities etc as per u/m timelines:-

- (a) Tower 'B' - Dec 2020.
- (b) Tower 'C' - end Jan 2021.
- (c) Common Amenities - Jan 2021.
- (d) Overall Completion - Feb 2021.

2. **Facility Management Charges (FMC).** The facility mgt charges recovered is an adv for 18 months for the monthly maint and op of the various E/M services such as common area lighting, lifts, pumps, DG sets, STP etc. However as of now the Facility mgmt is not being funded from FMC as per request of allottees till Dec 2020.

3. **Deviation to Plans.** Constr has been done as per plans sanctioned by the local plg authority.

4. **Withdrawal.** Withdrawal is allowed only till issue of Handing/Taking over instrs.

5. **RERA Registration.**

(i) 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. 'Stay on Regn of proj' under TN RERA has been gtd by Madras HC on 20 Jun 20. The matter is subjudice and AWHO is constrained to maintain status quo.

(ii) Even if AWHO has to register with TN RERA as and when decided by Hon'ble Court, there will be requirement to provide est at site for five years as per RERA rules as also provide rectification for any structural defects. This will be addl burden on allottees as whatever addl expdr is incurred on above, will have to be recovered from the project cost paid by the allottees.

(iii) This may not be liked by majority of allottees. AWHO shall however comply with the legal decision on the matter, as and when received, after exhausting all available legal remedies.