

CLARIFICATION ON CERTAIN ISSUES RAISED
AWHO WAGHOLI, PUNE PROJECT

1. Few allottees have raised certain queries with respect to escalation, water charges, Society Corpus and Facility Management Charges etc. Same is clarified in succeeding paras for info of allottees.

2. **Escalation.** Approx 4.68% escalation has been charged from all allottees due to the following reasons:-

(a) **Provn of 22 KV feeder.** Additional cost due to provn of 22 KV electric feeder to the site from Lonikand (approx 10 km away from project site). This was not envisaged earlier, as it was presumed that the electric supply would be available from a nearby source. However AWHO is likely to get approx Rs 2.09 Cr refunded by the MSEDCL once project is complete. Same will be ploughed back to project acct and refunded to allottees once project accts are closed, subject to surpluses in the acct at that time.

(b) **Share of Common Amenities/Services.** The common amenities/services were made for planned two phases of the project. Since Ph-II has not been executed, their share of approx Rs 6.50 Cr on the following amenities/services has been recovered from the Ph-I allottees:-

- (i) Club House.
- (ii) Swimming Pool alongwith Change Room.
- (iii) Shopping Complex.
- (iv) State Electricity Board HT line.
- (v) UG Tank & retention tanks.
- (vi) STP civil wks.
- (vii) Boundary wall, Main Gate and Guard Room etc.

The above amount shall be refunded to Ph-I allottees on recovery from Ph-II allottees as & when Ph-II is launched. In case Ph-II is not launched, the entire cost would be borne by Ph-I allottees as they would enjoy the facilities all for themselves.

3. **Water Charges.** Rs 20,000/- per DU has been recovered from allottees as one time deposit to be paid to PMRDA as part of AWHO's share to obtain piped water supply. This is to assist the allottees, otherwise each allottee would have had to pay directly to PMRDA at the time of taking possession.

4. **Facility Management & Society Corpus.** The facility management charges recovered @Rs 2/- per Sq ft is an advance for 18 months for the monthly maintenance and operation of various essential services such as common area lighting, lifts, pumps, DG sets, STP etc, whereas the Society Corpus funds is a lumpsum amount to be subsequently transferred to the RWA for any major expdr on the assets.