

TAKING OVER OF DUs BY ALLOTTEES
AFNHB JALANDHAR PROJECT

1. Partial Occupancy Certificate for Jal Vayu Vihar Jalandhar Project was issued by Punjab Urban Development Authority on 02 Jun 17 and since than 80 allottees have registered their DUs and physical possession taken over by 76 allottees. RWA has also been formed and duly registered and all common facilities handed over to RWA.

2. It has been observed with concern that a few allottees are not registering their conveyance deeds with Competent Authority and taking over physical possession of DUs thereafter, despite repeated requests by AFNHB. All those allottees who have not yet taken over their DUs are to clear their outstanding dues if any latest by 31 Jul 18. In case, the allottees do not take over their DUs by this date, following action will be initiated.

(a) The contractor would be directed to prepare the DUs and hand over the same to Project Engineer, these DUs would be then handed over to the allottees on 'As is where is Basis' and no requests for liquidation of any defect/complaint except those within the scope of DLP would be entertained.

(b) A penalty of Rs.10,000/- per month would be charged as overhead expenses w.e.f. 01 Aug 18.

(c) The Society will be free to levy society charges to all allottees w.e.f. 01 Aug 18, irrespective of whether the allottees have taken over their DUs or not.

(d) Virtual Completion of the project will tentatively be recorded on 01 Aug 18 and Defect Liability Period (DLP) shall commence thereafter. The DLP would be valid for a period of one year from the date of Virtual Completion and the contractor/AFNHB shall not be responsible for rectification for any defects after expiry of DLP.

3. Allottees are once again requested to complete the formalities of registering their DUs and take over physical possession of DU by 31 Aug 18.