

AFNHB BHUBANESHWAR PROJECT – FAQ's

Q1. When is the handing over of DUs likely to commence?

Answer: The handing over of DUs is planned in a phased manner commencing wef May 2018 as follows: -

Block No.	Tentative Date of Handing/ Taking Over
A, D & G	Early May 18
B & E	Mid/ end May 18
C & F	End May/ Early Jun 18

Firm schedule of handing over of individual DUs will be promulgated separately and DUs would be prepared in accordance with allottees request. Temporary electrical will be provided on chargeable basis for the purpose of wood work, interiors etc. It is reiterated that occupation or living in DUs is subject to receipt of Occupancy Certificate (OC) from the competent authority and taking over of common assets by the society.

Q2. What are the reasons for escalation of cost?

Answer: The costing of the project has been carried out in a diligent manner and the detailed explanation for the cost escalation had been provided through web update dated 25 Sep 17. The cost intimated to allottees is tabulated below: -

Cat	Before Contract		After contract for civil work alone (2010)		Present Cost (Sep 2017)		Per sqft cost (excl parking) (in Rs)
	Area	Cost	Area	Cost	Area	Cost	
1	2	3	4	5	6	7	8
Cat - A	1506	28.05	1506	30.16	1506	38.97	2453/-
Cat - B	1155	21.50	1155	23.13	1155	29.96	2418/-

It may be noted that some of the reasons for cost escalation are attributable to additional work for excavation of foundation (due to rocky ground and live water pipeline), downfall of the contractor, escalation due to increase in steel & cement prices, allottees suggestions and exponential increase in Cess and other government taxes. Further, it is intimated that allottees have not been charged extra for parking and the cost indicated at column 7 is all inclusive cost (including cost of land, common facilities, parking, LTMF, statutory liabilities except equalization

charges & cost of additional area). The cost breakdown given in AFNHB letter dated 25 Sep 17 was only for better understanding of the allottees. AFNHB will diligently pursue recovery of additional cost due to delay of project as per the Contract Agreement from the Civil Contractor.

Q3: When is the next installment of Bhubaneswar Scheme due? Are there any more installments being planned?

Answer: The next installment is due on 16 Apr 18 as intimated during draw of lots on 28 Feb 18 and web update dated 12 Mar 18. The amount called is as follows:-

- | | | | |
|-----|--------------|---|--------------|
| (a) | Category 'A' | - | Rs.3.75 lakh |
| (b) | Category 'B' | - | Rs.2.75 lakh |

The balance amount (including equalization charges if any) will be called in the last installment/ handing over whichever is earlier (May/ Jun 18).

Q4. What actions have been taken by AFNHB to rectify the structural and other defects observed by allottees/ PMC?

Answer: AFNHB had invited the allottees to visit the respective DUs on completion of draw of lots on 28 Feb 18. Comments of AFNHB on the concerns of allottees are as follows:

- (a) Cracks observed on walls and ceiling after examination have been found to be superficial and not structural cracks as apprehended. Further, the structural Engineer, duly registered with Bhubaneswar Development Authority (BDA) is also examining the structural stability aspects and will advise the Board accordingly.
- (b) Certain drainage issues highlighted by the allottees have been noted for rectification by the contractor.
- (c) In addition to above, allottees are welcome to visit their DUs and inform Project Director regarding any short comings for necessary remedial action. Allottees are to approach Project Director for fixing up mutually agreed time for the same.

Q5. Is Bhubaneswar Project registered under RERA?

Answer. All documents for registration of Bhubaneswar Project under RERA have been submitted to RERA, Orissa on 17 Feb 18 and registration fees has also been deposited. However, Registration number of the project has not yet been allotted.

Constant liaison is being maintained with the concerned authority for the same. The Chairman ORERA has assured PD on 10 Apr 18 in the presence of few allottees that the registration no. would be issued shortly.

Q.6. Has preparation for handing/ taking over of common areas and other equipment (lifts etc) including documentation been made by the Board?

Answer. All relevant documents including guarantee certificates of the equipment installed (such as lifts etc) would be handed over to RWA at the time of handing over. Adequate notice would be given to RWA for taking over the common services of the Project. Handing/ taking over will commence wef May 18 subject to approvals from BDA. Further, AFNHB will also facilitate AMC's of requisite equipment with OEMs, if required by the Society after completion of Defect Liability Period (DLP).

Q.7. What are the actions to be taken by the allottees prior to taking over possession of DUs?

Answer. Following actions are required to be taken by the allottees prior to taking over of their DUs:-

(a) **Obtain No Dues Certificate (NDC) from AFNHB.** NDC is the document which states that there are no dues pending from the allottees. AFNHB will issue a final demand letter to allottees. Allottees who clear/ pay the final demand, can obtain the 'No Dues Certificate' from AFNHB.

(b) **Obtain Clearance Certificate from AFNHB.** This is the document which allows an allottee to undertake Registration of his/ her flat. The following documents are required from the allottees to obtain the Clearance Certificate from the Board:-

- (i) Undertaking: - To be executed on Rs.50/- Non-Judicial Stamp Paper duly notarized.
- (ii) Indemnity Bond: - To be executed on Rs.100/- Non-Judicial Stamp Paper duly notarized.
- (iii) Rs.10/- Blank Non-Judicial Stamp Paper duly ink signed by the allottee.
- (iv) The Buyer-Seller Agreement in two copies – will be uploaded on website.

Note: Formats of the above documents would be uploaded on AFNHB website subsequently

Q.8. Details of RTGS/ NEFT transfer by online?

Answer: RTGS Details of Air Force Naval Housing Board are as follows: -

A/c No.	000701073530
Name & Address of Bank	ICICI Bank Ltd. 9A, Phelps Building Connaught Place New Delhi-110001
IFCS Code	ICIC 0000007
Name of Beneficiary	Air Force Naval Housing Board

Q9. What documents are required from individual allottees for electricity connection?

Answer: The following documents are required in respect of each consumer:-

- (a) Application form (Form-1) of CESU along with the load calculation as per type of DU (Load calculation table available at site office)
- (b) Two Passport Size Photographs.
- (c) Photo Identity Proof (Preferably Aadhar or Voter ID card, Driving License, Pan Card etc.)
- (d) Letter of Allotment from AFNHB with Door Number.
- (e) Copy of Permission letter of CESU for the Scheme.
- (f) Charging Order from CESU.

Pl. upload on AFNHB website.

R. Bishnu
Su(A)
12/04/18.