



एयर फोर्स नेवल हाऊसिंग बोर्ड AIR FORCE NAVAL HOUSING BOARD

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AFNHB/ADM/1047

13 Jul 22

All Allottees of Meerut Scheme

UPDATE ON AFNHB MEERUT SCHEME

1. Further to the previous web update issued dated 20 Jun 22.
2. Many allottees have communicated to AFNHB stating that the demand of additional installment is illegal. It is reiterated that every allottee of the scheme has given a written undertaking in the form of Affidavit to abide by the rules & regulations as mentioned in Master Brochure (MB) 2007 as amended time to time while accepting the allotment of a DU in the Scheme.
3. Attention is drawn to Para 0206 of MB 2007 wherein it is clearly stated that "no interest/compensation shall be paid to an allottee for the delay in completion of the project or change in the handing over schedule of the dwelling units. AFNHB shall not be liable on account of any such delay in the completion of a project". AFNHB renders services to its allottees on a 'No Profit No Loss' basis and all the schemes are self financed.
4. Attention of allottees is also drawn to the fact that the cost of the DUs has been capped in 2018 as per UP RERA directives, however, final costing of the project is still pending and as per Para 0621 of MB 2007, the final costing of the project shall be carried out at the AFNHB HQs after receipt of Completion Certificate from the Local Development Authority. Further, the additional cost is being thrust on the project because of ongoing litigations as some of the allottees have gone to RERA for compensation for delay in project completion. While there is no denying the fact that the project has been considerably delayed and the allottees had to wait for long for getting possession of their DUs.
5. It may be reiterated that while working out the cost of DUs, no provision has been made, as per the charter of AFNHB as well as the Master Brochure 2007, to cater for such a financial compensation to the allottees under any pretext. While RERA has not accepted this view of the Board and has awarded penalty against AFNHB, the Board continues to seek a legal remedy against the RERA award since this Board has not charged its allottees any additional funds as profit or contingency funds. Since AFNHB has at present no funds whatsoever to meet such a financial burden on its own, it has no option but to process this additional cost on account of the project to the allottees, as per the provisions of clause 0624 of MB 2007 which stipulates "Any surplus fund in the project shall be refunded to the original allottee; provided they have not sold their DU. They shall be liable to pay, should there be deficit in the costing".

6. AFNHB is doing its best to minimize the cost to its allottees. However, individual allottees in their attempt to maximize their gains by taking to legal recourse are adding burden to the society and the project expense, which is beyond this Board's control.

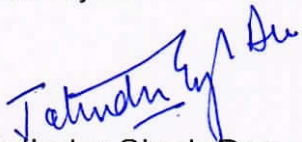
7. Presently, the project is under loss of Rs. 19.0 Cr, which has already wiped out the available funds of AFNHB. Hence, the Board is not in a position to muster any more funds required to file the review petition in Appellate Tribunal against the RERA award to selected a few allottees of the Scheme.

8. AFNHB is taking actions exactly as is written in the Master Brochure, wherein every expenditure is added to cost due to filing of legal cases, for which each allottee is required to pay the amount as indicated through web update dated 20 Jun 22. The approx interim financial burden which is required to be deposited by each allottee is as follows:-

| SI.No | Category | Addl Interim Amount Payable |
|-------|----------|-----------------------------|
| (a) | A-1 | 1,10,000/- |
| (b) | A-2 | 1,00,000/- |
| (c) | B-1 | 70,000/- |
| (d) | B-2 | 60,000/- |

9. Allottees are free and welcome to visit AFNHB office and check the state of funds available with the Project/ Board.

10. For information and compliance by all allottees of Meerut Project.


Jatinder Singh Deo
Commander
JGM-Admin
For Director General