

WEB UPDATE 28 JUN 18 – AFNHB MEERUT PROJECT

OFFER OF POSSESSION OF TOWERS A & G

1. Please refer to Web Update of 10 Apr 18 and 29 May 18.
2. AFNHB is pleased to inform that all flats in Tower No. A & G will be ready for Possession with effect from 01 July 18. The final Demand Note (final Statement of Account) is being issued to all allottees of towers A & G separately.
3. **Procedure for Final Clearance**. Following actions are required to be taken by the allottees prior taking over 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. 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 (Annexure – I).
 - (ii) **Indemnity Bond**. To be executed on Rs.100/- Non-Judicial Stamp Paper duly notarized (Annexure – II).
 - (iii) **Affidavit**. An affidavit on Rs.10/- Non-Judicial Stamp Paper duly ink signed by the allottee (Annexure – III).
 - (iv) **Special Power of Attorney (SPA)**. To be given in case the allottee is not present at the time of handing/ taking over of physical possession.
 - (v) Blank Rs.10/- Blank Non-Judicial Stamp Paper for agreement duly ink signed by the allottee (Annexure – IV).

Note: Formats of the above documents are placed at Annexures.

 - (c) **Fix Date for Handing/ Taking Over**. Allottee is required to contact PD Meerut (Mob: - 08130245245) thereafter and fix mutually acceptable date for handing/ taking over.
4. **Receipt of Partial Occupancy Certificate (OC)**. It is intimated that all efforts are in progress to obtain partial Occupancy Certificate from Meerut Development Authority (MDA) by end Jul 18. The allottees would be allowed to stay only after receipt of partial OC from MDA and taking over of common facilities by the Society.

5. **Additional Terrace Area on First Floor.** The additional terrace area of all first floor DUs has been rechecked on ground after the draw of lots to obviate any errors. The details of these DUs and their cost are as follows: -

CATEGORY A-1				CATEGORY A-2				CATEGORY B-1			
Block No.	Flat No.	Revised		Block No.	Flat No.	Revised		Block No.	Flat No.	Revised	
		Approx. Area In Sq.Ft	Cost			Approx. Area In Sq.Ft	Cost			Approx. Area In Sq.Ft	Cost
A	101	346.450	298639.90	E	101	385.850	332602.70	G	101	209.308	180423.50
A	102	501.923	432657.63	E	102	539.141	464739.54	G	102	460.830	397235.46
A	103	501.923	432657.63	E	103	445.054	383636.55	G	103	357.540	308199.48
A	104	501.923	432657.63	E	104	149.462	128836.24	G	104	216.153	186323.89
A	105	501.923	432657.63	E	105	321.095	276783.89	G	105	206.902	178349.52
A	106	185.060	159521.72	E	106	156.147	134598.71				
B	101	346.450	298639.90	F	101	385.850	332602.70	H	101	209.308	180423.50
B	102	501.923	432657.63	F	102	539.141	464739.54	H	102	271.987	234452.79
B	103	501.923	432657.63	F	103	445.054	383636.55	H	103	176.931	152514.52
B	104	501.923	432657.63	F	104	149.462	128836.24	H	104	212.160	182881.92
B	105	501.923	432657.63	F	105	321.095	276783.89	H	105	269.402	232224.52
B	106	185.060	159521.72	F	106	156.147	134598.71	H	106	200.979	173243.90
								J	104	160.018	137935.52
								J	105	82.353	70988.29
C	101	346.450	298639.90					J	106	86.103	74220.79
C	102	501.923	432657.63					CATEGORY B-2			
								Block No.	Flat No.	Approx. Area In Sq.Ft	Cost
C	103	501.923	432657.63								
C	104	501.923	432657.63					J	102	48.748	42020.78
C	105	501.923	432657.63					J	103	124.803	107580.19
C	106	185.060	159521.72								
D	101	346.450	298639.90								
D	102	501.923	432657.63								
D	103	501.923	432657.63								
D	104	501.923	432657.63								
D	105	501.923	432657.63								
D	106	185.060	159521.72								

**Note:- 1. Cost Calculated at 50% of PSF Cost of Construction i.e Rs. 1724/- psf.
2. No Construction is permitted in this area.**

6. Web update of 26 Jun 18 regarding AFNHB Meerut project may be treated as cancelled view erroneous entry.

Annexure – 'I'
(To be Notarised and Executed on Rs.50/- Non-judicial Stamp Paper)
UNDERTAKING

I.....S/o / w/o / d/o
.....r/o

Do hereby inform you that I am an allottee of Flat No..... Block Parking No..... and Addl Parking No Regn. No..... in Jal Vayu Towers, MEERUT.

I hereby inform that I have not taken any loan from any financial institution/bank to finance the above-mentioned flat.

OR

I hereby undertake to submit the original Deed of Registration of my above-mentioned flat to the loaning agency, from whom I have taken loan for this flat.
(delete whichever not applicable)

Signature

Witnesses

1.
Signature, Name and Address
.....
.....

2.
Signature, Name and Address
.....
.....

Annexure – 'II'
(To be Notorised and Executed on Rs.100/- Non-judicial Stamp Paper)

INDEMNITY BOND

This deed of Indemnity made this by

.....

R/o.....

..... I / we registered as an allottee of flat No. and Parking Noin Jal Vayu Towers situated at MEERUT sponsored by the Air Force Naval Housing Board vide Regn No. That I/we do hereby and hereunder agree to indemnify Air Force Naval Housing Board and at all times keep indemnified the Air Force Naval Housing Board of any possible claims or demands made or actions and proceedings if any commenced by any person or persons claiming through me or through(allottee's name) in respect of the said property and also against all such costs, charges and expenses incurred by AFNHB by defending any such claims, actions or proceedings.

Signature of Executant

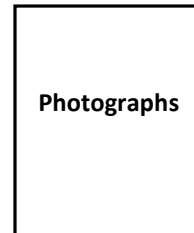
Witnesses

1.
Signature, Name and Address
.....
.....

3.
Signature, Name and Address
.....
.....

Execution admitted before me

Place:
Date:



Annexure – 'III'

(On Rs.10/- Non-Judicial Stamp paper or such amount as applicable in the state where the individual is executing this document duly attested by Notary)

AFFIDAVIT

Affidavit of _____ S/o / W/o / D/o _____ aged about _____ years R/o _____ Deponent.

I, the Deponent above named do hereby solemnly affirm and declare as under: -

1. That I / my spouse / dependent children / dependent family members have previously been a registrant / allottee (strike out whichever is in applicable) of Self Financed Housing Scheme sponsored by the Air Force Naval Housing Board Scheme at _____ vide Regn No. _____ for a dwelling unit. I am now applying for another Dwelling Unit of AFNHB Scheme at _____ vide Regn No. _____.

OR

That neither I nor my spouse nor any of my dependent children or dependent family members during the period of my registration in the said Scheme has been a member of any housing scheme in _____ area.

2. That neither I nor my spouse or any of my dependent children or dependent family members during the period of my registration in the Scheme has owned either in full or in part, on lease hold or free hold basis any plot of land or a house or a Flat or a Dwelling Unit within _____ area.

3. That neither I nor my spouse is a member of Hindu Undivided family which owns either in full or in part on lease hold or free hold basis, any plot of land or a house or a flat or a Dwelling Unit in _____ area. (Area if AFNHB scheme)

4. That I will inform the Board within one month if any plot of land or a house or a Flat or a Dwelling Unit is acquired by me or my spouse or any dependent children or dependent family members within _____ area prior to taking possession of Dwelling Unit.

5. That I will abide by all rules, orders and instructions issued by the Board from time to time and execute such deeds or documents required by the Board with regard to the allotment or non-allotment of flat to me.

DEPONENT

Verification

I, the above said _____ do hereby solemnly affirm and declare that content of any Affidavit are correct and true to the best of my knowledge and belief and nothing has been concealed or suppressed there from.

Verified at _____ on this _____ day of _____

DEPONENT

(To be Notarised & Executed on Rs.50/- Non-Judicial Stamp Paper)

SPECIAL POWER OF ATTORNEY

Be it known to all that I,.....S/o W/o D/o
Shri/..... aged aboutyears, Residing
at do hereby
appoint/nominate/..... constitute
Mr/Mrs/Ms..... S/o W/o D/o
Shri..... aged about years,
Residing atas my true and
lawful attorney.

WHEREAS I am an allottee / joint registrant of Air Force Naval Housing Board for a Flat No..... Block Parking No..... and Addl Parking No in Jal Vayu Towers situated at MEERUT. And due to exigencies of service / unavoidable personal reasons I will not be able to be present in Delhi as well as MEERUT at the time of taking over possession of the above mentioned flat. Therefore, I hereby appoint and empower my aforesaid attorney to do the following acts, deeds and things in my name, an on my behalf i.e. to say :-

- (a) To present me before the Air Force Naval Housing Board and other concerned Departments in regard to allocation of Flat and to enter all sorts of correspondence, if any, on my behalf.
- (b) To take possession of the Flat No..... in on my behalf.
- (c) To pay any sum due to AFNHB and collect any document receipts etc. pertaining to the dwelling unit on my behalf.
- (d) To apply for the Electricity and Water connection to the appropriate authorities for my house and deposit the dues for this purpose, if any
- (e) I hereby ratify and confirm that all the above acts, deeds and things done by me and said attorney shall be treated as acts and things done by me personally.

IN WITNESS WHEREOF I have executed this Special Power of Attorney at on this..... day of2018 in the presence of.....

Signature of Power of Attorney Holder

EXECUTANT

Witnesses

- 1.
Signature, Name and Address
.....
.....
- 4.
Signature, Name and Address
.....
.....