

Q. When is the RERA number is likely to be obtained from Authority?

Answer. RERA number is expected by 28 Feb 2018

Q. Who would be the Authorized Signatory for Registration on behalf of AFNHB?

Answer. AFNHB have issued a resolution to the representative nominated by the society for this purpose. They will be authorized to sign the sale deeds. Details are as follows:-

- (a) Project Director – Dehradun 08859902929/ 09650566883
- (b) Wg Cdr S Mishra (Retd) 09473400098/ 07763818277
- (c) Wg Cdr JK Sharma (Retd) 09354703040
- (d) Sgt Sandeep Sharma 07054578200

Q. Cost of Dwelling Unit for Registration Purpose?

Answer. The cost which is mentioned in the 'No Dues Certificate' is the cost of Dwelling Unit.

Q. What is No Dues Certificate (NDC)/ No Objection Certificate (NOC)? What are the documents required to obtain "No Dues Certificate" from AFNHB?

Answer- NDC or NOC is the same document which states that there are no dues pending from the allottees. AFNHB issues a Final Demand to allottees. Allottees who clear/ pay the final demand, can obtain the 'No Dues Certificate' from AFNHB.

Q What is 'Clearance Certificate'? What are the documents required to obtain "Clearance Certificate" from AFNHB?

Answer- The Clearance Certificate is a document which allows allottee to go ahead for Registration. The following documents are required from allottees to obtain Clearance Certificate from the Board:

- a) Undertaking (On Rs.50/- Non-Judicial Stamp Paper – Notarized)
- b) Indemnity Bond (On Rs. 100/- Non Judicial Stamp Paper – Notarized)
- c) Rs.10/- Blank Stamp Paper duly ink signed by the allottee
- d) Agreement in 2 copies

Q Can Indemnity Bond be amended?

Answer. No, Indemnity Bond is as listed in Master Brochure. Hence it cannot be altered/ changed.

Q. What is Joint Registration Certificate?

Answer. Registrant of a scheme may nominate the spouse, son/ daughter or parent or any other close relation at the discretion of the Board as Joint registrants. A maximum of two such Joint Registrants can be nominated. Joint Registration Certificate can be provided on the request of the individual allottee. The benefits of Joint Registration are as follows:-

1. Rate of Stamp Duty for registration:

S.No.		Male	Female	Joint
(a)	Owns having Ancestor property in UK prior 2003	3.75% upto Rs.25 lacs & 5% on balance cost of DU	3.75% upto Rs.25 lacs & 5% on balance cost of DU	3.75% upto Rs.25 lacs & 5% on balance cost of DU
(b)	Does not own property in UK prior 2003	5%	As above	3.75% on 50% cost of DU for female and 5% on balance 50% cost of DU

Q. Is there an option of E-Pay?

Answer. a. Through RTGS/NEFT.

For RTGS/NEFT, allottee will have to send a request through email to directorgeneral@afnhb.org , and on successful transfer of amount, allottee must forward the Transaction number/ UTR no. to us for updation of account.

b. EazyPay option (Service provided by ICICI Bank)

(For EazyPay option you will have to forward us the following details for uploading the same on ICICI Bank website: Reg.No, Mobile No, email_id, Amount Due, Expected date of Pmt. (minimum 3 days from To-day)

Q. Is there any visitors parking available?

Answer. Yes and the same will be earmarked

Q. Is it necessary to take a Physical possession before Registration?

Answer. It is not mandatory but this will help for rebate in Income Tax and also any defects pending in the DU would be rectified before commencement of Defect Liability Period (DLP).

Q. Is there any Swimming Pool in the Premises?

Answer. One indoor swimming pool of size has been built in the club area. Details are as follows:

(9.3mts X 5.44mts) (Depth – 1.5mts)

Kids Pool - (2.6mts X 1.05mts) (Depth – 0.6mts)

Q. When will the DLP start?

Answer. The DLP of one year shall commence from the date of Virtual Completion issued by AFNHB.

Q. Is there any accommodation available for out station allottees to complete the formalities of Physical Possession?

Answer. From AFNHB side there is no accommodation available for the allottees. However, allottees may liaise with the following for accommodation.

S.no	Accommodation	Contact No.
1	Officers Mess NHO Rajpur Road	0135-2746290,92,93,94
2	Officers Mess 1 AFSB Clemen Town	Mr. Anil 0135-2642270 Extn: 225
3	Guest Room 1 AFSB Clemen town (for Airmen/ Sailors)	Mr. Sharma 09045814874
4	Sainik Kalyan Kendra Court Complex, Gandhi Road (for Officers/ Airmen/ Sailors)	0135-2626091
5	Sainik Kalyan Kendra, 15C, Kali Das Road, New Cant. (for Officers/ Airmen/ Sailors)	0135-2743773
6	Hotel Magnet House, Prem Nagar	0135-2773331

Q. What is the process to get the Electricity Meter/ Connection?

Answer. After physical possession of DU, allottee has to approach the Electricity Board, Dehradun for the individual meter connection.