

## **AIR FORCE NAVAL HOUSING BOARD**

### **WEB UPDATE : AMENDMENT IN MB-2012** **(01 NOV 22)**

OVER A PERIOD OF TIME LOT OF DEVELOPMENTS HAVE TAKEN PLACE IN THE REAL ESTATE SECTOR, ESPECIALLY SINCE IMPLEMENTATION OF RERA ACT. AFNHB, BEING A SERVICE WELFARE ORGANISATION, IS DUTY BOUND TO FOLLOW PROVISIONS AND RULES & REGULATION OF CENTRAL/ STATE GOVT. IN THIS REGARD, A FEW AMENDMENTS IN THE CLAUSES OF MASTER BROCHURE-2012 I.E. CHAPTER IV - REGISTRATION **(ANNEXURE A)** AND CHAPTER VII - WITHDRAWAL/ CANCELLATION OF ALLOTMENT/ REGISTRATION **(ANNEXURE B)** HAVE BEEN FORMULATED AND DULY APPROVED BY THE COMPETENT AUTHORITY. THESE CHANGES HAVE COME INTO EFFECT FROM 01 NOV 22.

## **CHAPTER IV**

### **REGISTRATION**

#### **PARA 0401**

(A) Rs 50,000 and Rs 25,000 will be charged for Type A and B Category of DUs, respectively from Defence Personnel towards Demand Survey Registration as amended from time to time. This includes Rs 5000/- as the Non-transferable and non-adjustable Administrative Fees.

#### **PARA 0403**

5% of cost of DU for both Type A & B DUs minus Demand Survey Amount (if Demand Survey has been conducted) will be sought in addition to Rs 5000/- being Non-refundable and Non-adjustable Administrative Fee.

#### **PARA 0404**

##### **FOR ALL CATEGORIES**

(A) **NEW/ UNDER CONSTRUCTION SCHEME.** 5% of cost of DU for both Type A & B DUs towards Registration Amount in addition to Rs 5000/- being Non-refundable and Non-adjustable administrative fee.

(B) **READY TO MOVE-IN SCHEME.** 10% of cost of DU for both Type A & B DUs towards Registration Amount in addition to Rs 5000/- being Non-refundable and Non-adjustable Administrative Fee.

**CHAPTER VII****WITHDRAWAL/ CANCELLATION OF REGISTRATION/ ALLOTMENT****PARA 0702**

A registrant / allottee wishing to withdraw from a scheme is to abide by following provisions:-

(A) Applicant, who wishes to withdraw from a scheme, should submit a written application along with Withdrawal Performa (as per Appendix 'C' to MB-2012) and blank pre-receipt

(B) The date of receipt of withdrawal application will be the AFNHB registry date and calculation of penalty/ charges of withdrawal will be made according to registry date

(C) Cancellation charges/ Forfeiture amount will be deducted in addition to non-refundable administrative fee (para 0401 of mb-2012)

(D) No interest shall be paid on the amount of refund after deduction of forfeiture amount since AFNHB is a 'No Profit No Loss' organization

(E) Withdrawal shall be considered as total withdrawal from the scheme i.e. including DU, linked parking space, shops etc, if any

(F) The revised policy shall apply to all Demand Survey Applicant/ Registrant/ Allottee who have applied for withdrawal/ cancellation, cancelled allotment/ registration by AFNHB. Cancellation/ withdrawal charges shall be calculated based on the stage of withdrawal as follows:-

SL	STAGES OF WITHDRAWAL	DEFENCE / NON-DEFENCE
<b>FOR PROJECT IN PROGRESS/ UNDER CONSTRUCTION</b>		
(A)	(I) Withdrawal from scheme after Demand Survey but before registration	10% of Demand Survey Amount
	(II) Withdrawal from scheme after Registration	50% of Demand Survey Amount + Rs. 5000/- being non-refundable Administrative Fee.
(B)	Withdrawal after Registration But Prior To Issue of Allotment Letter	25% of Registration Amount (As Per Para 0404 OF MB-2012)
(C)	Withdrawal (45 Days Within Allotment)	50% Of Registration Amount
(D)	Beyond 45 Days after Allotment Letter	100% of Registration Amount or 10% of Dwelling Unit Cost (whichever is higher)

<b>FOR READY TO MOVE-IN DWELLING UNITS</b>		
(E)	Ready To Move-In Inventory	100% of Registration Amount OR 10% of Dwelling Unit Cost (whichever is higher)
<b>CANCELLATION OF REGISTRATION/ ALLOTMENT BY AFNHB</b>		
(F)	Shelving Of Demand Survey Scheme	Rs 5,000/- (Non-Refundable/ Non-Adjustable Fee)
(F)	Cancellation in case of Default In Payment/ Concealment Of Facts/ Falsification	100% of Registration Amount OR 10% of Dwelling Unit Cost (whichever is higher)