**NOTE FOR NEW OWNERS OF AVRWA**

Aim of this note is to guide & provide info on AVRWA facilities and guide buyer/ seller of property in Arun Vihar. AVRWA comprises three sectors spread over 300 Acres comprising more than 4500 dwelling units .It was constructed in 1987.

AVRWA Facilities

1. Services being directly provided by AVRWA to Residents are as under:-
2. Sweeper
3. Plumber
4. Electrician
5. Specific Pruning Facility for ward related requirements.
6. Mutually acceptable dispute resolution of both parties.
7. Clearing of minor choked sewer line /drain cleaning as per jurisdiction (outside of Noida authority ).

2. Provision/coordination of Central Services under aegis of Noida Authority and respective contractors assigned for the concerned job:-

 (a) Garbage Collection and clearance of horticultural waste .

 (b) Fogging /Anti Larva Treatment

 (c ) Maint of Pole/Street Lights

 (d) Infrastructure upgrade from time to time.

 (e ) Gym installation and maintenance.

 (f ) Central parks maintenance.

 (g) Major sewage line cleaning and maintenance along chambers.

4. **Central Amenities in Arun Vihar**

 (a) Club Membership (AVI)

 (b) Community Center (AVCC)

 (c ) Community Welfare activities organized as per requirement.

Above facilities are administered independently and are available to members as paid facility.

5. Maintenance & other Subscription rates are as under:-

(a) **AVRWA** – Current rates are as per appendix enclosed subject to periodic review basis AVRWA Rules/GBM decisions.

(b) **Ward** – As per decision of Ward Management from time to time.

**Guidelines for Seller /Buyers.**

**The guidelines below do not supersede the Bye laws of AVRWA of Dec 2016(page 36 and 37)**

6. During Transfer/Sale of House following dues are required to be paid to AVRWA:-

(a) **Provisional Membership** – Applicable at the time of applying for purchase of House.

(b) **Transfer Charges** (One Time) applicable to buyer payable to AVRWA and ward .

(c) **Ward Charges /dues by seller** as notified from time to time .This is supported by issue of NOC by Ward director (NOC 1)

(d) **Form Purchase Charges**, payable in cash.

7. **Blood Relation Transfer between living relatives**. Waiver provision of transfer charges is applicable subject to the CM approval. However no transfer charges are applicable in case of transfer to natural heirs on demise of legal owner.

8. **Submission of Mutation letter** Submission of Mutation letter by the new owner to AVRWA is mandatory to revise & update / register the house in the name of new allottee prior to obtaining AVRWA NOC. This is usually issued by Noida Authority few weeks, after all transactions are complete.

9. (a) Obtain letter from Director Land AWHO addressed to seller for submission of transfer documents etc .

(b) Collect required forms from AVRWA which includes,

* Application for provisional membership by buyer
* Request for Membership(with photo)of AVRWA by buyer .
* Affidavit for Rs 10 to be submitted by both parties
* Resignation of membership by current holder of flat /seller(with photo)
* Clearance of ward dues letter .Forms are issued on payment of nominal amount in cash.
* NOC by ward Director to the effect that clearance for initiating sale given to seller (NOC 2)
* Undertaking by buyer that he will abide and clear all dues of society /ward as applicable timely .

 (f) Copy of Original Mutation issued by Noida Authority be produced or attested copy endorsed by Gazetted Officer /including bank manager

(g) Death Certificate as applicable in Original be produced in case of legal heirs inheritance claim.

(c ) Seller & Buyer to produce original government photo identity proof for verification duly attested .

(d) Seller to attach affidavit duly notarised regarding no unauthorized construction, addition /alteration and encroachment.

(e) NOC of all legal heirs in case natural heirs applying for change in ownership/sale post demise of original allottee.

(f) Identity proof submitted should match the name on the applied documents especially in case of married lady.

(g) Physical Interview of both buyer and seller ie the transacting parties , by GMA and Vice Chairman. In case of absence of any party transacting the deal Power of attorney

 affidavit be enclosed authorizing the appearance of the appointed representative .