



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
Central Government Employees
Welfare Housing Organisation
(Ministry of Housing & Urban Poverty Alleviation, Govt. of India)

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No. A-406/3

September 23, 2016

TO
ALL BENEFICIARIES OF BHUBANESWAR (PHASE-I) HOUSING SCHEME.

Subject : Registration of individual Title Deed for Flat(s) and/or Parking(s) in CGEWHO's (Phase I) Housing Scheme at Begunia Berehi, Bhubaneswar.

Sir/ Madam,

This is in continuation of CGEWHO's letter of even reference dated June 27, 2016 on above subject matter. Most of the beneficiaries have taken over their respective Dwelling Units and elected association has also commenced the maintenance of the Complex.

2. In view of the above, the registration of 'Title Deed' of individual dwelling unit and parking(s) has now been commenced in co-ordination with the Kendriya Vihar Residents Welfare Association: Bhubaneswar. Type wise financial implications (Tentative) and procedure for registration are given in the **Annexure-II**.

3. Beneficiaries are, also requested to carry/follow all documents/instruction given as under :

- a) All the persons whose names are to be mentioned in the sale deed are required to be physically present on the date of registration.
- b) Four colored passport size photographs of each signatory to the sale deed are required, with original PAN CARD/Election I Card/Driving License and photocopy thereof issued by the concerned Authority.
- c) Two number of Plans(s) of flat from Technical Brochure.
- d) Two sets of sale deed – one set typed on stamp paper & One set Photo copy (duly signed in original).
- e) First Allotment Letter, all payment receipts, Final Call-up Letter, Possession Cum Occupation Letter and Handing/Taking over Certificate (of dwelling unit and parking) along with **Annexure-I** (for details of loan availed enclosed) submitted to CGEWHO before issuance of Possession Letter.
- f) Joint registration can only be made after obtaining a 'NOC' from Bank/Department, in case of any housing loan availed.
- g) Make provision for sufficient fund for clearing the outstanding liability in order to obtain "**No Due Certificate**" from the Kendriya Vihar Residents Welfare Association .
- h) Original Share Certificate issued by the Kendriya Vihar Residents Welfare Association in favour of allottee(s) , if any.
- i) The amount for stamp duty, registration charges **(to be paid in cash)**.

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4. All the beneficiaries are required to pay the up-to-date maintenance charges of your flat or any arrear on any account in order to obtain '**NO DUES CERTIFICATE**' from the Kendriya Vihar Residents Welfare Association, Bhubaneswar (Phase I).

5. Documents mentioned in Para-3 should be handed over to CGEWHO's representative Md Enamul Haque, AAO-Bhubaneswar Project (M-9040256728). Shri Haque will take 7 working days for processing and verifying the records and documents. However a stay of 3-4 days may be required for completion of the registration process.

6. For any further clarification, you may contact Md Enamul Haque, AAO-Bhubaneswar Project, CGEWHO, (Mobile 9040256728). In order to facilitate registration process, you may contact Advocate **Shri Sanatan Pani (9437515195/9861242540)** alternatively Advocate **Shri Suresh Ch Sahoo (9487404392)** who will charge/quote their professional fees separately and there is no binding to utilize the services of above advocate(s) mandatorily from CGEWHO.

Encl. : As stated

Yours faithfully,

M K Maity
Dy. Director (Admn)
For Chief Executive Officer

CC to :
The President, Kendriya Vihar-I
Residents Welfare Association
CGEWHO Complex, Begunia Berehi
Post-Janla, Bhubaneswar-752054.

For information

REQUEST FOR REGISTRATION(To be submitted by the allottee to
Project Manager, Bhubaneswar-I)

To,
Chief Executive Officer
Central Government Employees Welfare Housing Organisation
Janpath Bhawan, 6th Floor, 'A' Wing, Janpath
New Delhi-110001

Subject : Request for Registration of Dwelling Unit No. _____ under Bhubaneswar-I Housing Scheme.

Dear Sir,

The details of the undersigned and the allotted dwelling unit is as under:-

NAME : _____
DESIGNATION : _____
OFFICE : _____
REGISTRATION NO. _____ NAME OF SCHEME _____
BLOCK NO. _____ FLAT NO. _____ FLOOR _____ PARKING NO. _____
CORRESPONDENCE ADDRESS _____

TELEPHONE NO. _____ MOBILE _____
EMAIL _____

2. I understand that the cost by CGEWHO is tentative and accordingly. I undertake to pay or receive the difference, if any, on completion of the final costing by CGEWHO.

3. I also inform you that I have raised the following loans to finance the said dwelling unit:

PARTICULARS	LOAN A/C NO	AMOUNT
House Building Advance		
Loans from Banks (Name of the Bank)		
Loans from other financial institution		
(State the name of the institution)		

4. I have checked the present address of the Bank/Financial Institution and request that the original title deeds of the property may please be sent to _____ (Head of the Financial institution) at the following address under intimation to me.

OR

The loan availed by me mentioned above has already been repaid to the above mentioned institutions. No Dues Certificate No. _____ Dated _____ from all the institutions are attached.

OR

I did not avail any loan to finance this flat either from my Department or from any other Financial Institution.

Thanking you,

Yours faithfully,

Signature of the beneficiary : _____

Date : _____

Name of the Beneficiary : _____

Annexure-II

**REVISED FINANCIAL IMPLICATION FOR EXECUTION & REGN OF TITLE DEED IN GCEWHO'S BHUBANESWAR
(PHASE-I) PROJECT w.e.l. 08/2016**

Floor wise type of flat	Super Built-up area (in Sqft)	As per Dy Sub- Registrar's New Rate	GCEWHO'S FINAL COST (in Rs.)		Stamp Duty @ 5% (in Rs.)	Registration fees @ 2% (in Rs.)	E-Registration Charges (in Rs.)	Total Financial Implication (in Rs.)
			Flat only	Flat+1 car parking				
1	2	3	4a	4b	5	6	7	8=(5+6+7)
A Type - 1st Floor	582	853647	966120	1114120	55706	22282	800	78788
A Type - 2nd Floor	582	966409	966120	1114120	55706	22282	800	78788
A Type - 3rd Floor	582	1078445	966120	1114120	55706	22282	800	78788
A Type - 4th Floor	582	1115547	966120	1114120	55777	22311	800	78888
B Type - 1st Floor	1081	1585552	1794460	1942460	97123	38849	800	136772
B Type - 2nd Floor	1081	1794995	1794460	1942460	97123	38849	800	136772
B Type - 3rd Floor	1081	2003088	1794460	1942460	100154	40062	800	141016
B Type - 4th Floor	1081	2072002	1794460	1942460	103600	41440	800	145840
C Type - 1st Floor	1377	2019711	2285820	2433820	121691	48676	800	171167
C Type - 2nd Floor	1377	2286505	2285820	2433820	121691	48676	800	171167
C Type - 3rd Floor	1377	2551577	2285820	2433820	127579	51032	800	179410
C Type - 4th Floor	1377	2639361	2285820	2433820	131968	52787	800	185555
D Type - 1st Floor	1677	2459733	2783820	2931820	146591	58636	800	206027
D Type - 2nd Floor	1677	2784652	2783820	2931820	146591	58636	800	206027
D Type - 3rd Floor	1677	3107474	2783820	2931820	155374	62149	800	218323
D Type - 4th Floor	1677	3114383	2783820	2931820	155719	62288	800	218807

Notes : Beneficiaries may obtain Demand Draft in favour of 'District Sub-Registrar, Khordha' payable at Bhubaneswar for the Stamp Duty as mentioned in Col 5, in that case, two more days will be taken in order get clearance of DD. Mortgage Deed can also be executed in case the Financing Bank's branch is located at Bhubaneswar. In addition, Professional fees for the advocate will be charged for facilitating the registration of Conveyance & Mortgage deed in DSR's Office. Copying charges will be extra.