



Central Government Employees Welfare Housing Organisation

(Ministry of Housing & Urban Poverty Alleviation)

6th floor, 'A' Wing Janpath Bhawan, Janpath, New Delhi - 110001.

Ph. : 011-23717249, 23739722, 23355408 Fax : 011-23717250

E-mail : cgewho@nic.in Website : www.cgewho.in

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Regn. No.: ~~CMA0007~~

Date: October 6, 2016

(BY SPEED POST)

HARIRAJU A
FLAT NO. 169/23 JAWAHAR COLONY
FOURTH AVENUE,
ANNANAGAR WEST
CHENNAI - 600040
TAMIL NADU

To All Beneficiaries

SUB : Allotment letter-cum-Call up Notice for payment of first instalment - Chennai (Phase III) Housing Scheme.

Sir/Madam,

Please refer to your application for allotment of a flat in CGEWHO's Housing Scheme at Poonamallee-Avadi Main Road, Parthipattu, Chennai.

2. We are pleased to inform you that you have been allotted a Type "A" dwelling unit, subject to 'CGEWHO Rules'.

3. Your Registration Number is CMA0007, which may definitely be quoted in all correspondence with this office. Tentative payment schedule, generally applicable for payment of various instalment(s), is given as under, for your guidance:

Instalment	Period	Percentage	Type A	Type B	Type C	Type D
1st	by 15.11.2016	30	421500	838500	1145400	1306500
2nd	After commencement of work.	15	210750	419250	572700	653250
3rd	After attaining 45% progress of work.	20	281000	559000	763600	871000
4th	After attaining 65% progress of work.	15	210750	419250	572700	653250
5th	After attaining 80% progress of work.	20	281000	559000	763600	871000
6th	On completion of the project/offer of possession: All other charges including escalation, equalisation charges, ADA charges & other statutory levies, contingency fund, stamp duty etc., alongwith cost of Parking(s) (if allotted).					

4. The first instalment of 30% minus the Earnest money of ~~Rs.50000.00~~ deposited alongwith the application, amounting to ~~Rs.371500.00~~ is due for payment on 15th November, 2016, which may please be paid by a demand draft drawn in favour of CEO, CGEWHO CHENNAI PHASE III HO A/C. No.0267101523039, CANARA BANK payable at New Delhi. Cheques will not be accepted. Part payments will be accepted. Payments, in person will be received in our office on all working days between 0930 and 1300 Hours only.

5. Service tax has become applicable with reference to the Finance Bill 2010 on all the instalments received from the beneficiaries on or after 1/7/10. The same has not been included in the cost of the dwelling unit, though the service tax shall be deposited by the organisation as and when becomes due and shall be recovered in the 6th and Final instalment from the beneficiaries.



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6. It is intimated that separate call up notice(s) will be sent to you, for payment of subsequent instalment(s). Since our schemes are on self-financed basis, beneficiaries are advised to pay the instalments by due dates so that construction schedule is adhered to. Failure to effect payments by due date may invite action as per Para 18 of the CGEWHO Rules.

7. Please note that no interest is paid, under any circumstances, to the beneficiaries to whom confirmed allotment has been made (Clause 21 of CGEWHO Rules refers). However, beneficiaries effecting payments after the last date of payment are liable to pay interest towards 'Equalisation Charges' (E.C.), as per para 18 of the "CGEWHO Rules". The E.C. component, if any, will be computed and become payable alongwith the 6th and final call only.

8. Individual plan(s) of flat(s) has been approved by Chennai Metropolitan Development Authority which has been reproduced in the Scheme Brochure for your information and availing housing loan.

9. Title deed for the individual dwelling unit will be executed only after handing over physical possession of the flat to the beneficiaries.

10. This allotment letter is issued to the registrants, subject to his/her eligibility as per CGEWHO Rules which shall be binding on him/her. CGEWHO is only providing a service. It can in no way be held responsible for any claims of damages which may arise due to any reason whatsoever.

11. This is for your information that House Building Advance for Central Govt. Employees to CGEWHO beneficiaries, is regulated as per OM No.I/17015/91/H.III dated 4th September, 1991 issued by the then Ministry of Urban Development. (Copy of the OM and format of the Tripartite Agreement for availing HBA may be downloaded from this link www.cgewho.in/PDF2016/OFFICE_MEMORANDUM.pdf).

12. Beneficiaries desiring to avail housing loan from other financial institution(s)/Bank(s) may write to us stating name of Financial Institution/ Bank and its branch name in order to issue him/her a 'NOC' as the case may be. The format of Tripartite Agreement for availing loan from any other Financial Institution, can be downloaded from the links www.cgewho.in/PDF2016/TPA.pdf.

Yours faithfully,

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

[INFORMATION FOR RTGS/NEFT "A/C. No.0267101523039, IFSC: CNRB0000267, CANARA BANK, SOUTH EXTN. New Delhi"]

Encl. 1. NOC for availing HBA.
2. Money Receipt.



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Regn. No.: ~~21906~~

Date October 6, 2016

CERTIFICATE

In terms of OM No. I/17015/1/91/H.III dated 4th September, 1991 issued by the then Ministry of Urban Development regarding grant of House Building Advance to Central Government employees for acquiring houses/flats under the self-financing Schemes of Central Govt. Employees Welfare Housing Organisation, it is hereby certified:

- (a) that the CGEWHO has the marketable title and is in physical possession of approx. 12 acres of land at Poonamallee-Avadi Main Road, Parthipattu, Chennai without any encumbrances on free-hold basis.
- (b) that HARIRAJU A has been allotted a Type A flat under CGEWHO's housing Scheme at Poonamallee-Avadi Main Road, Parthipattu Village, Chennai at a tentative cost of Rs.1405000.00 vide Registration No. CMA0007 A sum of Rs. 50000.00 has been received as Earnest Money Deposit/part payment of 1st instalment.
- (c) that the flat so allotted shall be handed over on its completion to the allottee after receiving all the payments due, and fulfilling other terms and conditions under CGEWHO Rules.
- (d) The Government servant, if he/she desires, may mortgage the same to the President of India, as required by the Tripartite Agreement annexed with the Office Memorandum of the Government of India, cited above.
- (e) There is no share certificate and/or agreement between CGEWHO and the beneficiary.

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

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