

Central Government Employees Welfare Housing Organization
(An Autonomous Body of Government of India)

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No. A-507/2

16 Jan 2012

Sub : Offer of possession in CGEWHO's Housing Project at Avadi, Poonamallee-Avadi Main Road :: Chennai (Phase II) Project

Dear Beneficiary,

Please refer to our letter of even reference dated 12 December 11, through which the details of the DU/Parking allotted to you were communicated .

2. We are pleased to inform you that the project has been virtually completed and the DUs are ready for possession. The installation and commissioning of the lifts are in the advanced stage and the same shall be functional once the electricity connection is provided by Tamil Nadu Electricity Board (TNEB) and the final commissioning and synchronising of lifts are over. We regret the delay in completion of the project, reasons of which was communicated to all of you vide CGEWHO letter no. T-109/1 dated 01/02/2011. Further, this is to inform you that the Community Centre towards Chennai (Phase II) project is yet to be constructed. The same shall be constructed and handed over to the Association as and when the plan of Community Centre according to the latest by-laws is obtained from CMDA/Avadi Municipality for which application towards building permission has already been submitted and under process. CGEWHO has already applied for Completion Certificate to be obtained from CMDA and the same is expected to be issued by CMDA shortly.

3. The project is having captive water supply system through bore wells and then treated in a treatment plant, afterwards the water shall be supplied to overhead tank, provided in each block at terrace, which are being connected to all DU(s). The project is also having a sewerage treatment plant which is connected to all DU(s). Electricity connections shall be provided to the individual DU(s) by TNEB in the name of PM - CGEWHO, Chennai. Current Caution money and Meter Caution money have already been deposited for all Dus by CGEWHO on behalf of beneficiaries. However, the beneficiaries will be required to apply for transfer of connections after obtaining physical possession of the DUs on payment of transfer charges as per requirement of TNEB. The Caution Money, paid on behalf of the beneficiaries by CGEWHO, have been separately called from the beneficiaries along with the final instalment.

4. You are requested to make payment by **30th March' 2012**, as called for, vide the enclosed final call-up letter of Finance Deptt and take possession of the DU from the Project Manager by **30 June 12**. Procedure for taking over the possession is explained in Para-7 to 10 of this letter.

5. Cost of dwelling units has been worked out after taking into account escalation and known liability towards payments as on date and includes registration charges, paid for transfer of land in favour of CGEWHO. UDS of land deed has been executed and registered for most of the beneficiaries which was commenced w.e.f. 23 Nov. 2011. The deed of Apartment, if required, as per Tamil Nadu Apartment Owners' Act will be executed, after handing over possession of flat/DU(s) and Car Parking. However, the details of UDS of land deed will be mentioned in the handing over/taking over certificate to be signed jointly by the beneficiary and the Project Manager - CGEWHO, Chennai.

6. Those of you who have availed HBA from Govt. Deptt / his/er employer, as well as loan from any other financial institutions (against second mortgage), are required to mortgage the property in favour of the President of India, first. Then respective Govt. deptts will forward the relevant documents to the concerned financial institutions, from whom the beneficiary had taken a loan against second mortgage. In case of beneficiaries who have availed loan only from financial institutions, CGEWHO is required to send the UDS of land deed directly to the concerned financial institution. In order to meet this requirement, beneficiaries are requested to give details of the loan availed by them in the enclosed Annexure I so that necessary action can be taken at our end, accordingly.


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7. Procedure for taking over of dwelling unit:
- (a) Effect payment as per final call-up notice.
 - (b) Submit the following documents:
 - (i) Undertaking regarding the cost and loan(s) taken from the financial institution/HBA (Annexure I).
 - (ii) Application for membership of Society as per Annexure II.
 - (iii) An acceptance and undertaking on non-judicial stamp paper of Rs.10/-as per draft at Annexure - III, duly attested by Notary Public or Ist class Magistrate.
 - (iv) Special Power of Attorney, duly registered / notarised to be submitted in original (applicable when beneficiary wishes to authorise someone else to take possession of the DU, on his/er behalf).

8. After you have paid the amount due and submitted the required documents, as mentioned under para 7 (b) above, a 'Possession Letter' will be issued to you within a period of 10-15 working days, with a copy to PM at site office, Chennai. This letter will entitle you to take possession of the flat from our Project Manager at Chennai after signing the requisite handing/ taking over certificate. In case a beneficiary has authorised someone else to take possession on his/her behalf, the authorised person should carry a copy of the 'Special Power of Attorney' (refer to para 7(b)(iv) above) submitted for the purpose and some proof for his identification. Please take note that Possession Letter will be issued only after receipt of the full payment and documents, as mentioned above. Further, possession letter will not be issued, even if full payment has been received, but the required documents have not been submitted. Thus, it is in your own interest to forward the documents prior to or alongwith your final payment. CGEWHO's Project Manager at Chennai can be contacted at the under mentioned address:

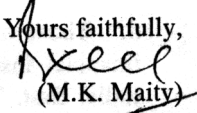
Lt Col (Retd.) G Chandrasekaran
 Project Manager,
 CGEWHO, Kendriya Vihar
 Plot No. 34, 3rd Cross,
 Sriram Nagar, Paruthipattu
 (Avadi-Poonamallee Road)
 Chennai - 600071
 Phone : 09884062625 (Mob)

9. In case you do not take possession of the flat by **30 Jun 12**, you will also be liable to pay to CGEWHO, overhead expenses towards maintenance and security at the following rates, after 30 Jun 12 as per the CGEWHO Rules :-

Type A DU	Rs. 500/- P.M.
Type B DU	Rs. 1500/- P.M.
Type C DU	Rs. 2000/- P.M.
Type D DU	Rs. 3000/- P.M.

10. In case you fail to take possession of the flat within the maximum period of three months w.e.f. 30 Jun 12, the allotment of the flat is liable to be cancelled. In any case, in the event of a beneficiary failing to take physical possession of the flat within 12 months of issue of the final call up letter, inspite of having paid the maintenance charges as above, the possession shall be given by CGEWHO from Head Office only, and not from the site office, on 'as is-where is' basis. In such cases any requests for repairs etc. will not be entertained.

Yours faithfully,


(M.K. Maity)

Dy. Director. (Admn.)
 for Chief Executive officer

Encl.

- i. Annexure I
- ii. Annexure II
- iii. Annexure III

Copy of the Annexure(s) are available in our website (download) section.