

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (CGEWHO)

Head Office : 6TH FLOOR, 'A' WING JANPATH BHAWAN NEW DELHI-110 001

Website : www.cgewho.in ; E-Mail : cgewho@nic.in

A-520/2

By Speed Post

Date : 09/07/2014.

	To, All the Beneficiaries & Waitlisted applicants of Bhubaneswar (Phase-II) Housing Scheme
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Sub: Revised cost (final) of CGEWHO's Bhubaneswar (Phase-II) Project at Begunia Barai, adjacent to C V Raman College, Bhubaneswar, Odisa State.

Sir/Madam,

This letter is issued in continuation of CGEWHO's letter of even reference dated 20/03/2014 and 24/04/2014 respectively.

2.Revised cost of Bhubaneswar (Phase-II) Project was communicated to all beneficiaries on 20/03/2014 which was later kept in abeyance vide letter of dated 24/04/2014 since M/o Housing and Urban Poverty Alleviation (HUPA) constituted a Technical Review Committee {**Executive Director (W&D)-HUDCO** Regional Office, Bhubaneswar as Chairman, **DGM(Project)-HUDCO** Regional Office, Bhubaneswar as Convenor, **Representative of Chief Engineer-Eastern Zone** i.e. SE, CPWD-Bhubaneswar as Member & **CEO, CGEWHO** as Member} for review and examination of the costing worked out by CGEWHO. The Committee have submitted its **Report** {For details visit www.cgewho.in} to Secretary (HUPA) and President, Governing Council/CGEWHO and accordingly the revised cost including one car parking works out to be **Rs.2631/=** per sft {including one car parking} considering estimated escalation up to **June'2016** instead of Rs.2776/= with estimated escalation up to **Dec'2017**; as informed earlier. Accordingly, instalment(s) have been reworked and mentioned in **Table-A of annexure-I.**

3.According to our earlier communications, beneficiaries are requested to forward their option(s) either to continue with the scheme with the payment due date **14/08/2014** or to withdraw from the scheme by the last date **14/08/2014** in the **ANNEXURE-II**. Those who had paid against our earlier demand letter dated 20/03/2014 will be adjusted the excess amount paid in 2nd Ins. and interest @5% will be credited to individual account at the time of calling 6th and final instalment {For details of the excess amount; please see Table-B of annexure-I AND Para-4(e)}.

4. Information for the beneficiaries who are going for OPTION-I :: Confirming to continue in the Bhubaneswar-II Hsg Scheme.

- a) The beneficiary will have to opt by ticking in the relevant option who have not done yet and to enclose a Demand Draft of relevant difference amount as applicable {refer **Column-6 of Table-A**} for his/er type of DU for revised cost of Bhubaneswar-II Project.
- b) There will be NO separate **Scheme Brochure** containing 'CGEWHO Rules' apart from this Intimation Letter. The **Scheme Brochure** issued earlier with this letter of intimation will form the 'Agreement' between CGEWHO and Beneficiaries of Bhubaneswar-II Hsg Scheme; along with CGEWHO's letter No. A-520/2 dated 15/12/2011(its reminder dated 15/03/2012) and 20/03/2014.

Continued to next page

- c) The construction works will likely to be completed in **36 months time from the last date of the 2nd Instalment**. The 2nd instalment will likely to be called on commencement of the construction sometimes in the month of **August'2014 or thereafter**.
- d) All payments will be made by Demand Draft/Pay Order only on any Bank payable at New Delhi, drawn in favour of the CGEWHO A/c 0267101018816 Canara Bank duly endorsed 'payee A/c only'. **Payments in cash or cheque will not be accepted**. Interest would be charged @15% p.a. for the period of delay, as per CGEWHO Rules. Part Payments are also permitted. Those who have paid announced cost of flat in entirety are requested to forward their willingness in the enclosed **annexure-II** with reference of payments made.
- e) Those beneficiary who have paid against the CGEWHO's demand letter dated 20/03/2014; the excess amount paid {**Table-B in annexure-I**} by the beneficiary will be adjusted in the 2nd instalment which will be called in the month of Aug./Sept.2014. The interest on the excess amount will be credited @5% on their account at the time of calling of 6th and final instalment from 30/04/2014 or date of payment (whichever is later) to **14/08/2014**.
- f) This revised demand/call-up letter of differential amount {**as mentioned in the Col.6**} of **announced & revised** cost of 1st instalment may be utilized for release of fund from **House Building Advance** from Govt. of India Organization or **Housing Loan** from Banks or Financial Institution, as the case may be.

5. Information for the beneficiaries who are going for OPTION-II :: Withdrawal from the Bhubaneswar-II Hsg Scheme.

- a) The beneficiary **who will opt to withdraw** from the scheme will have no claim on allotment in the scheme and will be refunded with credit of interest @5% pa from the last **date of 1st Instalment or date of receipt of amount in CGEWHO's Account whichever is later** to the last date of sending the 'option' to CGEWHO (i.e. **14/08/2014**). Withdrawal 'option' received after the last date also be refunded with credit of interest till the last date of receiving the option i.e. **14/08/2014**.
- b) Those who have already withdrawn refund will be processed with interest @5% till the date of processing the refund. Out of these beneficiaries, any beneficiary, even now, interested to keep his/er allotment intact with Final revised cost; are advised not to deposit/encash the Refund Cheque and would like to forward his/er revised option with the refund cheque to revive their allotment to CGEWHO's Head Office, as a special case. However, such requests shall be entertained only till 14/08/2014, failing which, the allotment shall be made to the applicants in the waiting list.
- c) Those who have availed the HBA or Housing Loan from Bank/Financial Institution are requested to clear the outstanding of his/er Department or Bank/Financial Institution first and forward 'NOC' towards repayment of HBA/Loan and original documents (released) so that refund can be processed directly in the name of beneficiary.
6. The copy of this letter dated 09/07/2014 along with individual outstanding amount will be available in the official website : www.cgewho.in

Yours truly,

Encl. : As stated (**Annexure-I & II**)

M K Maity
Deputy Director (Administration)
For Chief Executive Officer

TABLE :: A

TYPE OF DU/FLAT	ANNOUNCED COST (in Lakhs)	Area (in Sft) :: Rate per Sft inc. one car parking	RECASTED COST * (in Rs.)	AMOUNT OF 1 ST INST. CALLED WITH LAST DATE AS 11/08/2010 (in Rs.)	RECASTED 1 ST INST NOW CALLED WITH LAST DATE AS 14/08/2014 (in Rs.)	DIFFERENTIAL AMOUNT {5-4} (in Rs.)
1	2	2(a)	3	4 = 30% of 2	5 = 30% of 3	6 = (5-4)
B (2BHK)	18.50	1081 :: 2631	28,44,111	5,55,000	8,53,233	2,98,233
C (3BHK)	23.60	1377 :: 2631	36,22,887	7,08,000	10,86,866	3,78,866
D (4BHK)	28.70	1677 :: 2631	44,12,187	8,61,000	13,23,656	4,62,656
* Includes cost of ONE car parking under stilts & Specific Parking No will be done along with draw of lots for allotment of specific flat/floor.						

PAYMENT SCHEDULE OF FURTHER INSTALMENT(S) TO BE CALLED THR. SEPARATE DEMAND/CALL-UP LETTER

TYPE OF DU/FLAT	2 nd Ins.-On commencement of construction (in Rs.)	3 rd Ins.-after 8-10 months time (in Rs.)	4 th Ins.-after 8-10 months time (in Rs.)	5 th Ins.-after 8-10 months time (in Rs.)	Amount of 6 th Instalment to be called on offer of physical possession (in Rs.)
7=1	8 = 15% of 3	9 = 20% of 3	10 = 15% of 3	11=20% of 3	12
B (2BHK)	4,26,617	5,68,822	4,26,617	5,68,822	will be included difference of escalation (if any), interest (debit/credit), AOA Charges, Reserve Fund and other statutory levies/duties /Tax etc.
C (3BHK)	5,43,433	7,24,577	5,43,433	7,24,577	
D (4BHK)	6,61,828	8,82,437	6,61,828	8,82,437	

TABLE :: B

TYPE OF DU/FLAT	ANNOUNCED COST (in Rs.)	RECASTED COST inc. ONE CAR PARKING (in Rs.)	AMOUNT OF 1 ST INST. CALLED WITH LAST DATE AS 11/08/2010 (in Rs.)	RECASTED 1 ST INST NOW CALLED WITH LAST DATE AS 14/08/2014 (in Rs.)	DIFFERENTIAL AMOUNT {5-4} (in Rs.)
1	2	3	4 = 30% of 2	5 = 30% of 3	6 = (5-4)
B (2BHK)	18,50,000	28,44,111	5,55,000	8,53,233	2,98,233
C (3BHK)	23,60,000	36,22,887	7,08,000	10,86,866	3,78,866
D (4BHK)	28,70,000	44,12,187	8,61,000	13,23,656	4,62,656
TYPE OF DU/FLAT	DEMAND FORWARDED VIDE LTR DATED 20/03/2014 WITH THE LAST DATE AS 30/04/2014 (in Rs.)		EXCESS AMOUNT PAID WILL BE ADJUSTED FROM THE 2 ND INSTALMENT AMOUNT AS PER DEMAND AS INDICATED COL.-8 OF TABLE A & INTEREST @5% WILL BE CREDITED AT THE TIME OF CALLING 6 TH AND FINAL INSTALMENT (in Rs.)		
7=1	8		8 = (8-6)		
B (2BHK)	3,45,257		47,024		
C (3BHK)	4,38,766		59,900		
D (4BHK)	5,35,606		72,950		

To,
The Chief Executive Officer,
Central Government Employees
Welfare Housing Organization (CGEWHO);
6TH FLOOR, 'A' WING;
JANPATH BHAWAN;
New Delhi-110 001 India.

Subject : Option for CGEWHO's Bhubaneswar (Phase-II) Housing Scheme.
Regn No. _____

Sir,

With reference to your Intimation letter dated 09/07/2014 regarding Bhubaneswar (Phase-II) Housing Scheme at Begunia Barai, adjacent to C V Raman College, Bhubaneswar whereby I had agreed to continue in the scheme at revised cost. I hereby convey my option as under (please tick any one OPTION 1 or OPTION-II below and strike off the option not exercised by crossing the same, and signing. Follow the guidance, as applicable for your case):

Option-I	<p>Confirming to continue in the Bhubaneswar-II Hsg Scheme.</p> <p>I opt to retain my allotment with CGEWHO's Bhubaneswar-II Project with revised cost as stated in the letter dated 09/07/2014,</p> <p>a) I may be offered confirmed allotment with revised cost and configuration.</p> <p>b) I understand that there will be no separate Scheme Brochure containing 'CGEWHO Rules'; this Intimation Letter along with 'Scheme Brochure' issued earlier will be binding on us.</p> <p>c) I hereby remit an amount of Rs. _____ {REGN NO _____}</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">TYPE</th> <th style="text-align: center;">DIFFERENCE (in Rs.)</th> <th style="text-align: center;">PUT <input checked="" type="checkbox"/> tick Mark</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">B (2BHK)</td> <td style="text-align: center;">2,98,233</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;">C (3BHK)</td> <td style="text-align: center;">3,78,866</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;">D (4BHK)</td> <td style="text-align: center;">4,62,656</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>	TYPE	DIFFERENCE (in Rs.)	PUT <input checked="" type="checkbox"/> tick Mark	B (2BHK)	2,98,233	<input type="checkbox"/>	C (3BHK)	3,78,866	<input type="checkbox"/>	D (4BHK)	4,62,656	<input type="checkbox"/>
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D (4BHK)	4,62,656	<input type="checkbox"/>											
Option-II	<p>Confirming withdrawal from the Bhubaneswar-II Hsg Scheme.</p> <p>I hereby opt to withdraw from the CGEWHO's Bhubaneswar-II Housing Scheme and enclosing the following documents in original. My refund may be processed with interest as proposed in your letter dated 09/07/2014. I am enclosing the following documents in original for processing the refund amount.</p> <p>a. Allotment Letter or Letter of Intimation;</p> <p>b. All Money Receipt(s);</p> <p>c. Pre-Receipt duly discharged (signed across) on Re.1/= Revenue Stamp. {Copy available in the scheme brochure at page-16, (annexure-III) and also in the download section of CGEWHO's WEBSITE : www.cgewho.in}</p>												
Enclosure : <i>As per Option-I</i> OR <i>Option-II</i>	<p>Yours faithfully,</p> <p>Signature of the beneficiary</p> <p>Name :</p> <p>Address :</p>												
LAST DATE IS 14/08/2014													