



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

छठा तल, ए खण्ड, जनपथ भवन,
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No.T-106/4

Speed - Post

31.12.2013

To: All beneficiaries of Jaipur Ph-II Housing Scheme.

Sir/Madam,

Beneficiaries of Jaipur Ph-II housing scheme, who have cleared all their dues and have taken physical possession of their dwelling units, may get the registration of Deed of Assignment of individual dwelling unit executed with the concerned registering authority. The Beneficiaries of Kendriya Vihar - II, Jaipur Scheme are required to get their Flats registered. Type wise approximate financial implications and procedure for registration are given herein under subsequent paragraphs:

2. The registration will be executed based on the total cost of the dwelling unit excluding cost of parking leased out as per JDA norms, which is summarized as below:

Type of Dwelling Unit	Cost in Rs.	Approximate Financial Implication per Flat Stamp Duty (in Rs.) including Surcharges		Registration Fee(s) (in Rs.)	Cash Fee (in Rs.)	Total Exp. (in Rs.)	
		Male	Female			Male	Female
A	1298125	71397	57118	12981	300	84678	70399
B	2145061	117978	94383	21450	300	139728	116133
C	2856638	157115	125692	28566	300	185981	154558
D	3506918	192880	154304	35069	300	228250	189673

Note: Approximate Stamp Duty & Registration Charges have to be rounded off to the next hundred. The above figures are subject to any change as per latest notifications of the Competent Authority of State Government concerned at the time of execution of sale deed.

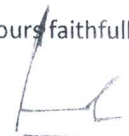
3. Beneficiaries are requested to carry/follow all documents/instructions given herein under:

- Allottees/Co-allottees the persons whose names are to be mentioned as per rules, in the sale deed, are required to be physically present on the date of registration.
- Coloured passport size photographs of signatories to the sale deed are required, with original PAN CARD and photocopy thereof issued by the Income Tax Authority.

Contd...

- c) Proof of Identity of the beneficiaries (any one of these documents like Driving Licence, Election Commissioner's Identification Card or State/Central Government's Identity Card with photographs along with photocopy thereof).
- d) 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) Submitted to CGEWHO before issuance of Possession Letter.
- e) Make provision for sufficient fund for clearing the outstanding liability, if any. In order to obtain No Due Certificate form the Kendriya Vihar-II Apartment Co- Operative Housing (Maintenance) Society Limited Jagatpura, Jaipur
- f) Original Share Certificate issued by the Kendriya Vihar-II Apartment Co- Operative Housing (Maintenance) Society Limited Jaipur, Sector-37, Jagatpura, Jaipur in favour of allottee(S), if any.
- g) The amount for stamp duty, registration charges, Advocate's fees and other miscellaneous charges as stated in para-2.
4. All the beneficiaries shall be required to pay the up-to-date maintenance charges of their flat or any arrear on any account in order to obtain a '**No Dues Certificate**' from the Kendriya Vihar II Apartment Co-Operative Housing (Maintenance) Society Limited Jaipur, Sector 37, Jagatpura, Jaipur. Accordingly, a draft for "No objection certificate" to be obtained from Apartment Owners Association and enclosed with request application; is enclosed as annexure-I
5. Beneficiaries are required to intimate their availability at Jaipur for registration giving a clear one week's time to our Office Representative Shri Manoj Jaiswal, AAO , CGEWHO and Mohd. Irfan Project Manager CGEWHO so that the exact date on which he/she is required to be present at Jaipur may be confirmed. However, a period of 3-4 days may be required for completion of the registration process.
6. For any further clarification, for Registration matters you may contact Sh. Mohd. Irfan, Project Manager (Contact No. 9602732067 or Shri Manoj Jaishwal, AAO, CGEWHO, Jaipur (Contact No.09829819078).
7. Further, to facilitate registration of dwelling unit handed over to you, it is to inform you that, you have to forward the following certificate issued from the Kendriya Vihar II Apartment Co- Operative Housing (Maintenance) Society Limited Jaipur, Sector-37, Jagatpura, Jaipur
- a) No dues certificate.
- b) No commercial activity is being undertaken by beneficiaries in his dwelling unit or inside the complex.
- c) No unauthorized construction/alteration is carried out in the allotted Dwelling unit.
8. You are requested to submit your application, for registration along with all necessary documents, in the prescribed format enclosed as Annexure-II

Yours faithfully,



(P.K. Wadhwa) 31/12/13

Dy. Director(Admn)
For Chief Executive Officer

Encl.: As above
CC: The President, Kendriya Vihar II
Apartment Co-Operative Housing
(Maintenance) Society Limited
PM,Jaipur-II, Sec.37, Jagatpura, Jaipur.

} For Information and
further necessary
action please.

ON LETTER HEAD

KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION, _____

No

NO OBJECTION CERTIFICATE

Date :

Shri/ Smt/ Ms/ Kumari &name& has cleared all payments towards Maintenance Charges and nothing is due from him/ her in respect of flat no. &unit_no.& in Block No. &block& at &flr_name& Floor with Parking No. &parktype1&-&park_no1& (if applicable) and &parktype1&-&park_no1& (if applicable).

2. KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION, _____ has no objection in registering his/ her flat and Car/ Scooter Parking (as mentioned above) with the concerned Sub-Registrar of the _____ since there is No unauthorized alteration(s)/ addition(s)/ modification(s) in the flat/ parking, S/ he has NOT encroached upon the common area(s) as per rules of the development authority(ies)/ CGEWHO/ AOA and NOT undertaking any unauthorised/ commercial activity from his/ her allotted flat/ parking space.

Date

Place

Authorised Signatory of KVAOA,

NAME

DESIGNATION

REQUEST FOR REGISTRATION

(To be submitted by the allottee to
Proj. Manager, Jaipur)

Annexure - II

TO

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

Sub : Request for Registration of Dwelling Unit No. Housing Scheme

Dear Sir

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

NAME _____	OFFICE _____
DESIGNATION _____	NAME OF SCHEME _____
REGISTRATION NO. _____	CAR/SCOOTER PARKING NO. _____
BLOCK NO. _____	FLAT NO. _____
FLOOR _____	CORRESPONDENCE ADDRESS _____

TELEPHONE NO. _____	MOBILE _____	EMAIL : _____
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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.

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

<u>PARTICULARS</u>	<u>LOAN A/C NO</u>	<u>AMOUNT</u>
House Building Advance	_____	_____
Loan from Banks (name of the Bank)	_____	_____
Loan 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,

Date

Signature of the beneficiary: _____

Name of the Beneficiary _____