



**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

T-106/4/II

2nd Nov. '17.

To

All Flat Owner(s) of Kendriya Vihar-II Complex,
Sector- 25, Panchkula, HR

Subject : REVISED Demand notice with penalty for enhancement in the cost of land for Kendriya Vihar, Panchkula Phase-II received from HUDA & Representation from individual owner(s)

Sir/Madam,

This is in continuation to CGEWHO's demand letter dated 29th May 2017 and 28th August 2017 and after receiving Notice dated 31/08/2017 with penalty from the Estate Officer HUDA, Panchkula, stating that an amount of **Rs.4,78,17,140/-** is due to be paid towards enhancement in the land cost. In this regard CGEWHO issued a letter dated 13/09/2017 to President/Secretary, KV-II ACGHS Ltd. who is requested to ensure and co-ordinate with all the flat/parking owner(s) for making payment at the earliest and keep the information at one place.

2. CGEWHO being a welfare organization under the aegis of the M/o Housing & Urban Affairs operates its housing scheme on self-financing basis and accordingly, on receiving two separate demand letter(s) both dated 19/12/2012, CGEWHO sought clarification from HUDA demanding Court Order(s) vide Memo No.T-106/4/II dated 21/01/2013. Thereafter, CGEWHO wrote many letter(s) copy endorsed or given through covering note to Kendriya Vihar-II Apartment Co-operative Group Housing (Maintenance) Society Ltd., Sector- 25, Panchkula at different times and representative(s) of association was also discussed by CEO/CGEWHO.

3. As CGEWHO has already settled the accounts of the individual beneficiaries on no profit no loss basis, the amount now sought by HUDA is to be paid by the owner(s) of each dwelling unit according to clause No. 6 of 'Deed of Conveyance' executed between CGEWHO & Beneficiaries of the Project. You must have got intimation to this effect from the Apartment Owners Association for depositing the proportionate amount in the ratio of the cost. The amount to be paid towards each type of DU is apportioned in the next page. It may be noted that non-payment of amount to HUDA, as communicated by CGEWHO vide our Letter No.T-106/4/II dated 29/05/2017 & 28/08/2017, has now stand increased to **Rs.4,78,17,140/- including penalties**. It is, therefore, advised that the amount may be paid to HUDA without any further delay under protest.

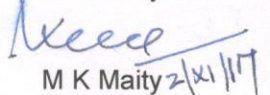
4. CGEWHO is being advised that beneficiaries being the affected party, need to be afforded an opportunity of hearing by HUDA. However, if the beneficiaries consider it appropriate they can deposit the revised enhanced amount under protest without prejudice to their right to challenge the decision of HUDA before a consumer court or high court for refund/ compensation, so as to avoid any resumption order at this stage.

Encl : Notice of HUDA dated 31/08/2017.

CC : 1) For Web-publication

2) President/Secretary, Kendriya Vihar-II Apartment Co-operative Group Housing (Maintenance) Society Ltd., Sector- 25, Panchkula

Yours truly


M K Maity 2/11/17

Dy. Director (Admn.)
For Chief Executive Officer

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| APPORTIONING SHEET FOR EACH TYPE OF OWNER(S) FOR ENHANCEMENT AMOUNT TO BE PAID FOR GH PLOT NO 8 SECTOR 25 PANCHKULA | | | | | | |
|--|---------|-----|------------------|----------------|-------------------------------|-----------------|
| TOTAL AMOUNT TO BE PAID TO HUDA WITH PENALTY-> | | | | | | 42734891 |
| TYPE | NOS | | COST (in Rs.) | TOTAL (in Rs.) | LAIBILITY FOR ENH. COMP./EACH | TOTAL (in Rs.) |
| 1 | 2 | | 3 | 4 | 5 | 6 |
| A(1BHK) | 16 | | 710642 | 11370272 | 105308 | 1684935 |
| | | | * EARLIER DEMAND | | 93121 then 94116 | |
| B(2BHK) | 64 | | 1079395 | 69081280 | 159953 | 10237000 |
| | | | * EARLIER DEMAND | | 141442 then 142952 | |
| C(3BHK) | 160 | | 1413518 | 226162880 | 209466 | 33514569 |
| | | | * EARLIER DEMAND | | 185224 then 187203 | |
| CAR | PARKING | 129 | 115000 | 14835000 | 17042 | 2198365 |
| | | | * EARLIER DEMAND | | 15069 then 15230 | |
| SCOOTER | PARKING | 41 | 30000 | 1230000 | 4446 | 182271 |
| | | | * EARLIER DEMAND | | 3931 then 3973 | |
| | | | TOTAL | 322679432 | | 47817140 |

* CGEWHO issued a demand letter dated 29/05/2017 & 28/08/2017 to the Owner(s) with an intimation to Kendriya Vihar-II Apartment Co-operative Group Housing (Maintenance) Society Ltd., Sector- 25, Panchkula.

REGISTERED.

HARYANA URBAN DEVELOPMENT AUTHORITY

O/O ESTATE OFFICER, HUDA, Panchkula

Dated: 31/08/2017

Memo No.: Z0004/E0012/UE020/US173/0000000053

6983

To

Sh./Smt. The central govt. Employees welfare

s/o,d/o,w/o,c/o - -

JANPATH BHAWAN

JANPATH

NEW DELHI

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Subject: Show Cause Notice under Section 17(3) of Haryana Urban Development Authority Act, 1977 in respect of Group Housing Societies - 5 Marla (Auction) Site 8, Sector 25, Urban Estate Panchkula.

Sir/Madam,

Whereas you have failed to pay the amount of Rs. 47,817,140.10 in accordance with the order memo number Z0004/E0012/UE020/US172/0000000003 dated 03/05/2017 made under sub section (2) of section 17 of the said Act

Now in exercise of the powers vested in me by section 17(3) of the said Act upon to show cause within a period of thirty days as to why an order of resumption of the site and building and forfeiture of whole or any part of the money, if any paid in respect thereof should not be made. You may if you so wish also produce document in support of your cause

The outstanding dues against your site upto 31/08/2017 are Rs. 47,817,140.10 Extension Fee upto 31/08/2017 is Rs. 0.00 (subject to audit)

Yours faithfully,

Estate officer
Haryana Urban Development Authority
Panchkula

2141
12/8/17

Urgent
Handwritten initials and notes

8/25/Group Housing Societies, 5 Marla (Auction)