



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,
जनपथ, नई दिल्ली-110001
दूरभाष : 23739722 / 23717249 / 23355408
फैक्स : 23717250

6th floor, 'A' Wing, Janpath Bhawan,
Janpath, New Delhi-110001
Phones : 23739722 / 23717249 / 23355408
Fax : 23717250
E-mail : cgewho@nic.in

No. A-520/2

Jul.9, 2020

To,
All beneficiaries of Bhubaneswar (Phase-II) Housing Scheme.

Subject : Registration of Title Deed for Flat(s) with Car Parking in CGEWHO's (Phase II) Housing Scheme at Begunia Berahi, Bhubaneswar.

Sir/ Madam,

This is continuation to CGEWHO's letter of even reference dated Feb.9 2020, issued just before Covid-19 pandemic. Registration of title deed could not be commenced at Bhubaneswar due to lockdown for Covid-19 throughout India. **In the meanwhile, the Govt. of Odisha has increased the circle rate of land component for that 3rd & 4th Floor flat owner's stamp duties & registration charges are effected and increased [See Annexure-II].** The Elected AOA [i.e. Kendriya Vihar Apartment Owners' Welfare Association; Phase II] has been formed and started maintenance of the Complex. Now, it is the right time to commence the registration process of 'Title Deed' of individual dwelling unit and car parking in coordination with the KVAOA-II; Bhubaneswar.

2. Type/floor wise tentative financial implication [Annexure-II] and procedure for registration are given in the subsequent para(s). Beneficiaries are requested to carry all documents and follow directions before proceeding to Bhubaneswar for registration purpose.

- a) All the persons whose names are to be mentioned in the sale deed are required to be physically present on the date of registration.
- b) Four coloured passport size photographs of each signatory to the sale deed are required, with original PAN CARD/Aadhar Card/Election I Card/Driving License and photocopy thereof issued by the concerned Authority.
- c) Two number of Plans(s) of flat from Technical Brochure issued by CGEWHO.
- d) Two sets of sale deed – one set typed on stamp paper & one set Photo copy (duly signed in original).
- e) 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** (duly filled in and signed with information of housing loan availed) submitted to CGEWHO before issuance of Possession Letter.
- f) Joint registration can only be made after obtaining a 'NOC' from Bank/Department, in case of any housing loan availed.

CONTINUED TO PAGE-2

PAGE-2

- g) 'No Due Certificate' & Original Share Certificate issued by the Kendriya Vihar Apartment Owners' Welfare Association, Phase-II in favour of allottee(s) , if any. **{NOT APPLICABLE AT PRESENT}**.
- h) The amount for stamp duty, registration charges, fee for e-registration and professional fees for advocate is mentioned in **Annexure-II** in detail which may be referred.

3. Documents mentioned in Para-2 above should be handed over to CGEWHO's representative **Md Enamul Haque, AAO-Bhubaneswar Project (9337299277/9040256728-M OR cgewhobbsr@gmail.com)**. Shri Haque will take 3-4 working days for processing and verifying the records and documents. However, a stay of 3-4 days may be required for completion of the registration process. A special camp for facilitating the registration process will be organized in Kendriya Vihar, Bhubaneswar in February 2020.

4. In order to facilitate registration process, Advocate, Shri Sanatan Pani will charge separately from each allottee towards professional fees, incidental & miscellaneous expenses for arrangement of registration camp at **CGEWHO's PROJECT Office** for smooth execution and convenience of visiting beneficiaries. For clarification, you may contact Md Enamul Haque, AAO-Bhubaneswar Project, CGEWHO with the above.

Yours faithfully,

Encl. : Annexure-I &
Annexure-II

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

CC to : The President/Secretary, Kendriya Vihar Apartment Owners' Welfare Association, Phase II (KV AOA II) CGEWHO Complex, Begunia Berehi Post-Janla, Bhubaneswar-752054.	For information
---	------------------------

REQUEST & UNDERTAKING FOR REGISTRATION

**(To be submitted by the allottee to
Project Manager, Bhubaneswar-II)**

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

Subject : Registration of Dwelling Unit _____ & Car Parking _____ under
Bhubaneswar-II Housing Scheme.

Sir,

I, _____ had been allotted FLAT NO. _____ in BLOCK _____ at FLOOR _____ with a CAR PARKING _____ situated at Begnia Barehi, Bhubaneswar Project pursuant to allotment-cum-letter no. [to be filled in by the beneficiary] under the Housing Scheme of CGEWHO's Bhubaneswar (Phase-II) Project. After payment of the entire sale consideration of Rs. _____ [to be filled in by the beneficiary], I was allotted the fully constructed and completed flat on _____. I have been in possession of the said flat since the said date.

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.

3. I state that I have no dispute, pending, present or future with respect to the sale consideration, charges towards parking paid/payable towards the said flat, in relation to the allotment of the flat in any manner whatsoever where I have been living peacefully without any complaints. Accordingly, I have no claim with respect to the allotment of the said flat including but not limited to its sale consideration, the car parking slot nor have any intention to institute any future claim in this regard irrespective and regardless of outcome of any such cases instituted, pending or disposed by any court of law filed by any other allottee. I have made the statement with free will and without any undue pressure. My latest details are as under :

PRESENT OFFICE ADDRESS _____

CORRESPONDENCE ADDRESS _____

TELEPHONE NO. _____ MOBILE _____

EMAIL _____

Page-2

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

PARTICULARS	LOAN A/C NO	AMOUNT
House Building Advance		
Loans from Banks (Name of the Bank)		
Loans from other financial institution (State the name of the institution)		

4(a). 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

(b) 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 is attached.

OR

(c) I did not avail any loan to finance this flat either from my Department or from any other Financial Institution.

Yours faithfully,

Signature of the beneficiary : _____

Date : _____

Name of the Beneficiary : _____

FINANCIAL IMPLICATION FOR EXECUTION & REGN OF TITLE DEED IN CGEWHO'S BHUBANESWAR (PHASE-I) PROJECT w.e.f. 01/04/2020

TYPE OF UNIT & FLOOR	COST AS PER GOVT OF ODISHA						CGEWHO'S COST WITH CAR PARKING	VALUE CONSIDERATION ON WHICH SD TO BE PAID [WHICHEVER IS HIGHER EITHER CGEWHO or DSR]	Total Financial Implication			
	UDSL AREA	UDSL VALUE	CONSTN COST	PHE & ELECTRICAL COST 40%	GST @ 12% on Column [7+8]	Total Cost of DSR [6+7+8+9]			STAMP DUTY @5% ON VALUE ON COL.12	REGISTRATION CHARGES @2% ON COL.12	Fee for E-Registration	TOTAL [13+14+15]
UNIT	[in Decimel]	[in Rs.]	[in Rs.]	[in Rs.]	[in Rs.]	[in Rs.]	[in Rs.]	[in Rs.]	[in Rs.]	[in Rs.]	[in Rs.]	[in Rs.]
1	5	6	7	8	9	10	11	12	13 #	14 \$	15	16
B-1st Flr	17.535	134143	1433406	573362	240812	2395137	2802080	2802080	140110	56050	800	196960
B-2nd Flr	17.535	134143	1633391	653356	274410	2708714	2802080	2802080	140110	56050	800	196960
B-3rd Flr	17.535	134143	1831214	732486	307644	3018901	2802080	3005487	150950	60380	800	212130
B-4th Flr	17.535	134143	1897155	758862	318722	3122296	2802080	3108882	156120	62450	800	219370
C-1st Flr	22.337	170878	1825902	730361	306752	3050981	3569347	3569347	178470	71390	800	250660
C-2nd Flr	22.337	170878	2080647	832259	349549	3450421	3569347	3569347	178470	71390	800	250660
C-3rd Flr	22.337	170878	2332638	933055	391883	3845542	3569347	3828454	192280	76915	800	269995
C-4th Flr	22.337	170878	2416635	966654	405995	3977250	3569347	3960162	198870	79550	800	279220
D-1st Flr	27.203	208103	2223702	889481	373582	3715905	4346982	4346982	217350	86945	800	305095
D-2nd Flr	27.203	208103	2533947	1013579	425703	4202370	4346982	4346982	217350	86945	800	305095
D-3rd Flr	27.203	208103	2840838	1136335	477261	4683574	4346982	4662537	234180	93675	800	328655
D-4th Flr	27.203	208103	2943135	1177254	494447	4843976	4346982	4822939	242200	96885	800	339885

Notes : # For E-Stamping beneficiaries will have to transfer Stamp Duty amount as mentioned in Col.13 thr RTGS/NEFT {A/C NAME : 'STOCK HOLDING CORPORATION OF INDIA LTD, ESTAMPING ODISHA' ; A/C No 0042102000044022 ; IFS CODE IBKL0000042; MICR CODE 751259002; BANK NAME : IDBI BANK; BRANCH : MAIN BRANCH JANPATH BHUBANESWAR}. 3rd party transfer will not be accepted. Contact Person of Bank : Shri Akhandalmani Sahoo : 70081 61432. \$ For registration amount as in the Col.14, obtain Demand Draft in favour of 'District Sub-Registrar, Khordha' at Bhubaneswar, in that case, two more days will be required for clearance of DD. Mortgage Deed can also be executed in case the Financing Bank's branch is located at Bhubaneswar. Professional fees for facilitating the registration of Conveyance/Mortgage deed in DSR's Office will be charged EXTRA by the assigned advocate as well the Copying charges, if required.