

FAQs – On the basis of queries received from beneficiaries regarding pre-intimation letter dated 3rd Feb 2022

Q.1) Why and Under which rule/ memorandum of GNIDA “No Objection” from allottees required ?

Answer-CGEWHO has applied for the Occupancy/ Completion Certificate vide Docket No.CC-1615 dated 29.12.2021 for the grant of completion of building plans. Vide file No. CC-1615 dated 14.01.2022 GNIDA forwarded objections with regard to grant of completion of building plans. As per the GNIDA letter, vide Point No. 13 the authority requires consent of allottees (in original) for granting the completion certificate. The said letter is enclosed for ready reference. The authority has not provided any proforma for NOC.

Q.2) Time lines for electricity, water and functioning of elevators

Answer-The electricity and water connections will be given by the concerned departments after the issuance of Occupancy/ Completion Certificate. CGEWHO has applied to the Electrical Safety for the lift inspection of all the elevators and it is expected that the safety certificate of all the lifts will be issued by the department shortly.

Q.3) Interior Works be started before physical possession

Answer-It is nowhere mentioned that beneficiary can commence interior works after submitting the NOC. The interior works can be commenced only after taking physical possession of the dwelling unit (DU). The intent of pre-intimation letter was to give sufficient time to the beneficiaries to plan for interior works, if any.

Q.4) CGEWHO Rule for calling escalation

Answer- Please refer to clause 8 (iii) of CGEWHO Scheme Brochure, which is reproduced as under :

“As mentioned in the payment schedule above, escalation compound (if any), Apartment Owner’s Association charges @ 1.5% of the final cost of the dwelling unit and other levies, interest towards equalisation charges and statutory payments, if any shall be computed and charged alongwith the final instalment, at the time of offering physical possession of the dwelling unit. **However, the organisation reserves its right to call amount towards escalation even during the tenancy of the project at its sole discretion.**” In view of the above, it is clearly mentioned that the escalation amount can be called during the currency of the project also.

The payment of outstanding dues as well as escalation component will be communicated separately. Communication dated 3rd Feb 2022 is not a demand letter and it is only a pre-intimation letter.

Q.5) Beneficiaries are supposed to give acceptance to the allotment of flat/parking, without completion ?

Answer-It is intimated that all dwelling units are complete, except some minor finishing works in tower C-9 which will be completed within 20 days. The issue of allotment of parking is under process and specific number will be displayed on the website soon.

Q.6) Beneficiary is supposed to give acceptance that the cost of the DU charged presently is tentative and final costing shall be worked out after all the payments. The costing is tentative please elaborate.

Answer-It may be noted that the cost of DU as mentioned in the pre-intimation letter is tentative due to following reasons :

a) Sale price of 23 shops, Nursing Home & Nursery School	Rs.27.88 crs
b) Amount realised till date against (a)	Rs.11.20 crs
c) Amount yet to be realized against (a)	Rs.16.68crs
d) Anticipated sale proceeds of unsold shops	Rs. 7.17 crs
e) Anticipated sale proceeds of 425 parking (confirmation received only 131)	Rs.12.75 crs
f) Total amount yet to realize (c + d + e)	Rs. 36.60 crs

It may be seen from the above that as on date CGEWHO is still to realize **Rs.36.60 crs** from the sale of shops, nursing home, nursery school and parkings. It is relevant to mention here that CGEWHO has already given credit for the full amount of **Rs.47.80 crs** including amount yet to be realized Rs.36.6 crs while calculating costing of Phase I project assuming that the said amount will be received CGEWHO in due course.

Q.7) Amount charged include several amenities. Please confirm whether all these amenities are complete.

Answer-Please be informed that the amenities mentioned consist of nursery school, commercial complex and nursing home which are in final stages of construction. As per the scheme brochure, the same are being disposed of in order to subsidize the cost of DU. Community hall is being completed and it will be functional as and when allottees start living in the complex.

Q.8) Whether credit has been given to Phase I beneficiaries for the approx.. land of six acres for which Phase I beneficiaries already paid but now kept for Phase II.

Answer-The beneficiaries of Phase I are only being charged for the land component on which Phase I is constructed.