



CGEWHO ANNOUNCE E-AUCTION OF ONE UNIT AT BHUBANESWAR PH-II HOUSING SCHEME



**Central Government Employees
Welfare Housing Organisation**
(M/o Housing & Urban Affairs)
An Autonomous Body of Govt. of India
(An ISO 9001-2015 Organisation)



6th Floor A Wing Janpath Bhawan Janpath New Delhi 110 001



CGEWHO Announces e - Auction (FOR GENERAL PUBLIC)



TYPE 'B' (2 BHK) UNIT NO. 136, IN BLOCK 9 ON SECOND FLOOR
(READY TO MOVE) ALONG WITH ONE CAR PARKING- CS-273 AT
KENDRIYA VIHAR, BHUBANESWAR (PHASE II) HOUSING
SCHEME

IMPORTANT DATES

Online Registration

Starts on 02/05/2022 {Monday}

Closes on 17/05/2022 {Tuesday}

E-auction date : 20/05/2022 {Friday}

Please refer to our website for online brochure, terms & conditions and other details

Intending bidders may prefer to inspect the site/property in
Kendriya Vihar – II, Bhubaneswar, Beguniabarai, Near C.V. Raman Engineering College, Bhubaneswar

For visiting the property in person, please contact Md Enammul Haque : Mob. 9040256728

ABOUT THE PROJECT : CGEWHO's Bhubaneswar (Phase II) Housing project comprising of 240 DUs was completed in 2019.

TYPE 'B' (2 BHK) UNIT NO. 136, BLOCK 9 ON 2ND FLOOR

Sl. No	SBA {Sq ft.}	Application Money (Non Refundable) {Rs.}	Reserve Price of DU {Rs.}	EMD Refundable {Rs.}	Incremental Value {Rs.}	Car parking inclusive of Reserve Price
1	1081	2000	37,26,000/-	372600/-	37260/-	CS-273

NB: Rs. 37,240/- will be additional liability towards arrear Maintenance Charges to be paid Apartment Owners Association.

Note: E-Auction processing fees @ 0.5% of the bid is to be paid by the H1 bidder to Application Service Provider ITI Ltd. directly.

How to participate/other details : Interested bidders/parties will need to sign-up and obtain User ID and Password on the portal <https://tenderwizard.com/CGEWHO> as well as deposit required Documents, EMD separately through online payment as per dates mentioned in the online brochure. The brochure containing details of properties, procedure, terms and conditions of e-Auction is available on our website www.cgewho.in and on the web portal <https://tenderwizard.com/CGEWHO>. It will be the sole responsibility of the bidder/participant to obtain a compatible computer terminal with internet connection to enable him/her to participate in the e-auction/online bidding process. For further details and clarifications contact : **Helpdesk- 8045811365/Sh. Ratan- 9650520101/Sh. Rahul- 8800107755** of ITI Ltd.

CEO/CGEWHO

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PART-A : _____ HOUSING SCHEME

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1. INTRODUCTION/BACKGROUND :

Central Government Employees Welfare Housing Organization (CGEWHO), an autonomous body of Ministry of Housing & Urban Poverty Alleviation, Government of India and registered under the Societies Registration Act 1860, specifically created for execution of housing projects for Central Government Employees, on 'No Profit No Loss' & 'self financing' basis throughout country.

2. LOCATION :

Begunia Barai, Distt. Khurda, adjacent to C V Raman College, (Bhubaneswar to Chennai road on NH5), **Bhubaneswar Odisa (Orissa)**.

3. SALIENT FEATURES :

- i) One Type B (2BHK) Ready-to-Move-in-Unit.
- ii) Dus is provided with bacony (ies).
- iii) Located non-polluted atmosphere.
- iv) Fully developed project with bituminous roads, paved walk ways, electrification, water supply, sewage disposal system, area drainage system, community facilities (Common for Phase-I and Phase-II projects), horticulture/plantations, parks, boundary wall, security glass & posts etc.
- v) Flat is provided with lift facility
- vi) Planned by professional firm of Architects.
- vii) Township planned with large open spaces with Ground Coverage around 30%.
- viii) Efficient plans. Area calculated as per actual.
- ix) Construction as per approved plans of Bhubaneswar Development Authority (BDA).

4. ELIGIBILITY

- i) Open to general public on "**First come First Serve**" basis.
- ii) An eligible Central Government employee can make only one application for one DU/Flat only. Where both husband and wife are eligible, only one can apply.

5. TENTATIVE DETAILS OF DWELLING UNITS/FLATS :

TYPE 'B' (2 BHK) UNIT NO. 136, BLOCK 9 ON 2 ND FLOOR						
Sl. No	SBA {Sq ft.}	Application Money (Non Refundable) {Rs.}	Reserve Price of DU {Rs.}	EMD Refundable {Rs.}	Incremental Value {Rs.}	Car parking inclusive of Reserve Price
1	1081	2000	37,26,000/-	372600/-	37260/-	CS-273

NB:

Rs. 37,240/- will be additional liability towards arrear Maintenance Charges to be paid Apartment Owners Associations.

Note:

Cost of one car parking under stilts, is included with the cost of flat. Additional parking space(s), if allotted would be called and become payable at the time of final installment, separately.

6. BASIC SPECIFICATIONS :

SI	Particulars	Type B
A	Internal wall/Ceiling	Oil Bound Distemper
B	External wall	Cement paint
C	i) General floor ii) Kitchen	Vitrified tiles Ceramic Tiles
D	Baths	Ceramic Tiles flooring Glazed tiles dado upto 1.8.
E	Kitchen	Polished Granite Platform 600 mm high Glazed tile dado
F	Window Shutter	Aluminum & side hung
G	Door Shutter	Flush doors except toilet door shutters which shall be of FRP
H	Electrical Wiring	Copper wiring in concealed PVC Conduits
I	Telephone	Three points
J	Cable TV Points	Three points

7. PAYMENT SCHEDULE :

You will have to pay within 120 days to take over unit thereafter.

8. CONSTRUCTION SCHEDULE :

Ready to Move in Flat.

9. LOAN ARRANGEMENTS :

House Building Advance is admissible to Central Government Employees for acquiring houses from the CGEWHO, as per OM No. I/17015/1/91-H.III dated 04.09.1991, issued by the then Ministry of Urban Development against mortgage of the property, in favor of the President of India.

Note : WILL BE AMENDED AS PER THE LATEST ORDER OF GoI FOR APPLICANTS WHOSE WANT TO AVAIL HBA FROM GOVERNMENT DEPARTMENT.

10. SALE OF APPLICATIONS :

Online through –E-Portal.

11. RECEIPT OF APPLICATIONS :

Online through E-Portal.

12. ALLOTMENT :

Through E-Auction.

13. REFUNDS :

Not Applicable.

PART B : CGEWHO RULES

1. PREAMBLE :

i) The Central Government Employees Welfare Housing Organization is a 'Society' established to promote, control and coordinate the development of housing schemes at selected places, all over India, on 'no profit-no loss' and self financing basis as a welfare measure. The Society is a registered body under the Societies Registration Act of 1860.

ii) Its aim is to provide welfare housing service of quality to the members.

iii) The rules have been drawn up to give the members, serving and retired, a perception of the task and an understanding of the Organisation's commitment to them and their own obligations in this matter. Such a brochure cannot be all comprehensive. Applicants may, therefore, contact the organisation's Head Office in New Delhi for clarifications.

2. DEFINITIONS :

i) '**General Body**' means the list of Members given under Para-6 of the Memorandum of Association.

ii) '**Governing Council**' means the list of members given under Para-5 of the Memorandum of Association.

iii) '**CGEWHO**' means the Central Government Employees Welfare Housing Organisation.

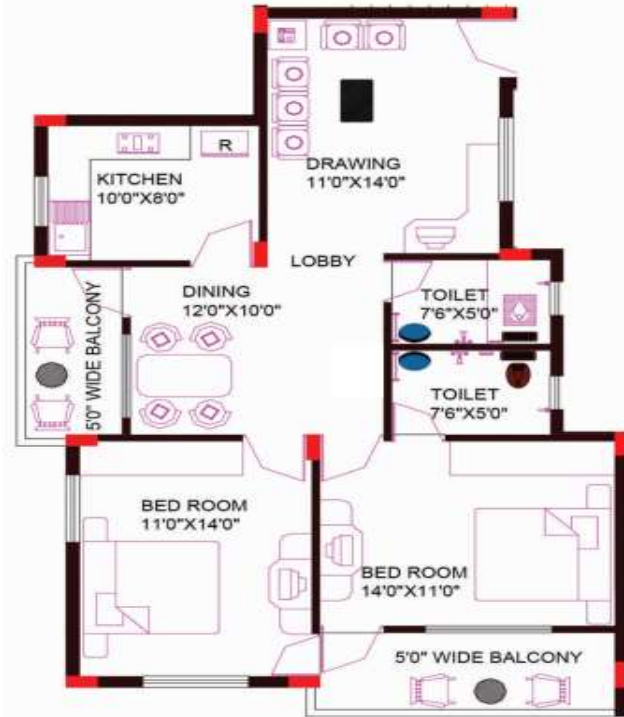
iv) '**Scheme**' means the 'self-financed housing project' announced by the CGEWHO.

v) '**Dwelling Unit or DU**' means a single storey /duplex type/ flat/ apartment/ villa type of housing unit constructed in independent group housing or multistoried construction or marked plots.

vi) '**Beneficiary**' means an eligible applicant whose booking for a dwelling unit has been confirmed by the CGEWHO.

vii) For the purpose of CGEWHO, a **Central Government Employee** is an individual who is appointed by or on behalf of the President of India and whose pension both charged and voted is debitable to the Consolidated Funds of India, or is under old/new Pension Scheme including the All India Services officials. However, employees of 'State' and Union Territory Administration are not included. Further such Central Government employees who are eligible under similar Organisation like AWHO, AFNHB, IRWO are also **NOT** included.

3. TECHNICAL BROCHURE :



4. HOW TO APPLY :

Through e-portal or online. Interested bidders/parties will need to sign-up and obtain User ID and Password on the portal <https://tenderwizard.com/CGEWHO> as well as deposit required Documents, EMD separately through online payment as per dates mentioned in the online brochure. The brochure containing details of properties, procedure, terms and conditions of e-Auction is available on our website www.cgewho.in and on the web portal <https://tenderwizard.com/CGEWHO>. It will be the sole responsibility of the bidder/participant to obtain a compatible computer terminal with internet connection to enable him/her to participate in the e-auction/online bidding process. For further details and clarifications contact : **Helpdesk- 8045811365/Sh. Ratan- 9650520101/Sh. Rahul- 8800107755 of ITI Ltd.**

5. REGISTRATION OF APPLICATIONS :

On scrutiny of the Application Form, the applicant(s) will be registered for a dwelling unit in the Scheme through e-portal.

6. CONFIRMATION OF BOOKING :

Through e-portal.

7. COST OF DWELLING UNITS :

The cost of dwelling unit, with or without garage is Rs. 37,26,000/-. Additional liability towards arrear maintenance charges to be paid to Apartment Owner's Association is Rs. 34,200/- approximately.

8. PAYMENT SCHEDULES :

Within 120 days.

9. MODE OF PAYMENT :

- i. EMD, Application Money & Tender processing fees to be paid through online more at tenderwizard portal website.
- ii. After issue of Lol allotment letter, balance payment will be made through NEFT/RTGS.

Details may be send via SMS on 7065044975 or MAIL at cgewhoamit22@gmail.com

- Name of the Beneficiary
- Registration Number of Scheme
- Date of Transfer
- Amount of Transfer
- UTR / Reference Number (generated / issued by bank from amount transferred)
- CGEWHO Account Number in which amount has transferred

10. LOAN ARRANGEMENTS :

i) Beneficiaries who are still in Central Government employment may be entitled to House Building Advance as admissible to Central Government employees in accordance with the rules of the Government of India.

ii) The CGEWHO will facilitate the beneficiary for taking housing loan from Nationalized Bank(s), and other financial institution(s) subject to execute necessary documents by the beneficiary on second mortgage.

11. WITHDRAWAL & CANCELLATION CHARGES :

In case of withdrawal, EMD & deposited amount will be forfeited. In addition to the processing fee and taxes/duties/levies on behalf of allottee [which are non-refundable], EMD & deposited amount will be forfeited.

12. POSSESSION :

Possession immediately after payment and completing other documentary formalities (Annexure- I, II & III), see Rule-15/16.

13. DELAY IN TAKING OVER

Following overhead charges per month or part thereof, shall be liable to be charged by the CEO, CGEWHO.

Type of DU/Flats	Overhead Charges (in Rs.)
A	500/-
B	1,500/-
C	2,000/-
D	3,000/-

14. HANDING OVER :

The dwelling unit is Ready-to-Move-in-Unit and will be handed over on as-is-where-is basis.

15. ADDITIONS & ALTERATIONS :

An undertaking covering the following aspects will be given by all the beneficiaries:

- i) Abide by the laws, bye-laws, rules and regulations of the Central or State Governments, the Civic bodies, the CGEWHO and the Cooperative Society/Apartment Ownership Association.
- ii) Shall not sub-divide, extend, amalgamate, or carry out structural design or layout changes to the dwelling unit and garages/parking under stilt without the prior permission in writing of the Civic Authority.
- iii) Shall not sub-divide, extend, amalgamate, or carry out structural design or layout changes to the dwelling unit and garages/parking under stilt without the prior permission in writing of the Civic Authority.
- iv) The dwelling units and garages/stilts would be used for the sole purpose of living and car/scooter parking. Any commercial exploitation of these would be deemed to be a violation of terms and conditions.
- v) Facilities like stair-cases, passages, terraces, parks, lifts etc and common spaces and services, will be utilised by the beneficiary, alongwith other beneficiaries of the Scheme and no one will have exclusive right to their usage, nor make any alteration thereto.

16. OWNERSHIP :

At the time of execution of Transfer Deed in favour of a beneficiary, he/she will have the option to register the dwelling unit in his/her own name, or jointly register it with one or two relations out of the under mentioned:

- a) Wife/Husband
- b) Son/sons, daughter/daughters, including legally adopted children.
- c) Parents (in case of unmarried & widows without children)
- d) Brother/Sister (in case of unmarried and widows without children).

17. SUCCESSION :

In the event of the death of the beneficiary before the dwelling unit is taken over, his/her spouse or children, whoever has been shown as the nominee in the Application Form, will be eligible to continue in the Scheme and to avail of the benefits under the Scheme. In case of unmarried beneficiaries, these privileges will be extended to the legal heirs only.

However, such changes in CGEWHO's record shall be made subject to the nominee fulfilling certain criteria and submitting requisite set of documents. Documents to be submitted be put as Annexure-IX & X.

18. TRANSFER :

The beneficiaries will not be permitted to dispose off the dwelling unit by way of Sale/Transfer/Assignment/Long Lease/by execution of Power of Attorney, under any circumstances, before transfer of the legal title of the dwelling unit by the CGEWHO in favour of the beneficiary. Any such transfer shall result in cancellation of allotment of the dwelling unit, in which case the allottee will pay penalty, as prescribed under the heading 'Cancellation Charges.' After transfer of the legal title of the dwelling unit in favour of the beneficiary, he/she may dispose off his/her dwelling unit, with prior permission of the concerned 'Kendriya Vihar Apartment Owners Association/Society' as per its byelaws.

19. ARBITRATION :

- i) All matters of dispute(s) relating to CGEWHO Rules, which are likely to affect the rights of the beneficiaries, vis-a-vis, the organisation, may be referred to the President of the Governing Council. The President shall appoint Arbitrator to adjudicate in the matter, whose decision shall be final and binding on the beneficiary and the CGEWHO. Request for arbitration of a dispute will be entertained only if it is made within two months of the cause of the action and prior to taking possession of the Dwelling Unit/Flat. Possession will not be given till the arbitration proceedings are complete.
- ii) Appointment of an Arbitrator will not be objected to on the ground that he/she is a person subordinate to the president, is associated with the functioning of the CGEWHO, or is a beneficiary of a Scheme.
- iii) President of the Governing Council shall have the privilege and authority to appoint a new successor to the Arbitrator after his demitting the office of Arbitrator on account of the transfer, resignation, retirement, death or any such eventuality, whereby the adjudicating Arbitrator is incapacitated to adjudicate the dispute between the parties.

- iv) All suits and legal proceedings of any kind against CGEWHO shall be instituted only in the appropriate courts in Delhi, notwithstanding the location of the property, which may be subject matter of the dispute. All the arbitration proceedings/hearings shall be held in Delhi only.

One set of CGEWHO Rules
[from page- 03 to 07]
will be reproduced for obtaining signature
of the applicant in each page
for office record with the following declaration
DECLARATION

1. I have read the rule(s) and procedure(s) given in CGEWHO's Scheme Brochure and will abide by the same.
2. All the particulars contained in the application are correct and I have not wilfully suppressed any material information. I understand that I will be disqualified from registration of my application and /or allotment of a dwelling unit if the said particulars are found to be incorrect/ incomplete.
3. I undertake to abide by all Rules and Regulations that may be announced/amended by Executive Committee /Governing Council of CGEWHO from time to time.
4. All the agreements between CGEWHO and local development/other statutory authorities in connection with land /housing development will be binding on me. I/my spouse shall not acquire any residential property during the construction period till the dwelling unit is handed over to me/my spouse.
5. I undertake to declare that in case of allotment I/my spouse will not change in status of my/our property i.e. not owning any residential plot or house at (Name of Station) till possession is taken over.

Specimen Signature 1. _____ 2. _____ 3. _____

Signature of Applicant
Address _____

Beneficiaries Making Payment through NEFT / RTGS

Details may be send thr. SMS/Whatsapp to 7065044975 or E-MAIL at
cgewhomukeshgupta@gmail.com

• Name of the Beneficiary	
• Registration Number of Scheme	
• Date of Transfer	
• Amount of Transfer	
• UTR / Reference Number (generated / issued by bank from amount transferred)	
• CGEWHO Account Number in which amount has transferred	

PROFORMA FOR CHANGE OF ADDRESS

(Photocopy may be used)

To, The C.E.O Central Govt. Employees Welfare Housing Organisation 6th floor, 'A' Wing, Janpath Bhawan, Janpath, New Delhi - 110001	From : Name of the Scheme : Registration No. : Address :
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Subject : Change of correspondence address in CGEWHO's Record :: Registration No.

Sir,

With reference to above, my correspondence address may please be changed to

Old Address :	New Changed Address :

Thanking you,

Yours faithfully,

Date _____

(Signature)

PRE-RECEIPT
(Photocopy may be used)

Received a sum of Rs. _____ (Rupees) _____ vide
D.D./Pay Order No. _____ dated _____ drawn on Canara Bank from Central
Government Employees Welfare Housing Organisation towards full and final payment of amount due to me
on cancellation of my Registration No. _____ for _____ Housing Scheme.

2. I further certify that I have not availed any loan or

- a) I have been sanctioned HBA of Rs. _____ of
which I have availed Rs. _____ or
- b) I have been sanctioned an amount of Rs. _____ By _____
Name of the Financial Institution) of which I have availed Rs. _____

Sign over Rs. 1/-
Revenue Stamp

Regn. No. : _____

Name : _____

Address : _____

Note : Please give full details of all the loans availed by you.

(Signature of applicant)

(This form should be submitted duly filled while a beneficiary withdraws from any scheme including wait listed applicants)

AFFIDAVIT**(To be use incase of death of any beneficiary)**

I,widow/son/daughter/brother/sister/ of Late Shri/Smt
aged years residing at do hereby affirm
on oath and state as follows:

(i) That Late Shri / Smt Was my husband/wife/son /daughter/
sister/brother who expired on (date) at (place).

(ii) That Late Shri / Smt was a registrant of a housing scheme promoted by
Central Government Employees Welfare Housing Organisation (CGEWHO) at(Station)
vide registration no

(iii) That my husband/wife/son/daughter/sister/brother died on (date) leaving
behind the following legal heirs:

Name	Age
------	-----

a)

b)

c)

(iv) That Late Shri / Smtdied interstate/executed registered will
datedbequeathing his/her interest in the aforesaid registration for a dwelling unit at
..... (project)(station) in my favour. A
photocopy of registered will datedhas been/ is being furnished to CGEWHO.

(v) That Late Shri/Smt also nominated me /(dwelling
unit) at projectatstation

(v) That no other heirs have any objection in case the dwelling unit mentioned above is transferred in
favour of

(vi) That I indemnify harmless CGEWHO in respect of any claim which may be made hereinafter by any of
the legal heirs or any third party in respect of the aforesaid dwelling unit.

(viii) That I am eligible to be registered for being allotted the aforesaid mentioned dwelling unit as per the
rules of allotment of CGEWHO.

(ix) I own the following properties:

Particulars of the Station Area Property

a) b) c) d)

DEPONENT

*(Note: This affidavit is to be executed on a non-judicial stamp paper of Rs. 10/- or as may be applicable in
the State where this Affidavit is executed. The Affidavit be attested by a First Class Magistrate or a Notary
Public. To be executed by the nominee to whom the property is to be transferred.)*

RELEASE DEED

I,widow/ son/daughter/brother/sister of Late Shri/Smt.
 _____ agedyears residing
 _____ do hereby state as follows:

- i) That Late Shri/Smt..... was a registrant of Central Government Employees Welfare Housing Organisation (CGEWHO) in respect of a typedwelling unit at(station) promoted by CGEWHO vide registration no
- ii) That Shri /Smt.died on at(place).
 Late Shri/Smt.....died inter of
- iii) That I release and relinquish my right in the aforesaid typedwelling unit at project..... in favour of my father mother / mother / brother / sister / wife / husband.

I further state that I shall have no claim whatsoever in respect of the aforesaid flat in case the same is transferred in favour of

- iv) I hereby indemnify CGEWHO harmless in case of any body makes a claim in respect of aforesaid flat for and on my behalf in respect of my right which I have released a Release Deed in favour of.....

IN WITNESS whereof I have signed this document/deed at.....
 on this day of 20.....

WITNESS:

- 1.
- 2

EXECUTED

DEPONENT

(Note: This Affidavit is to be executed on a non judicial stamp paper of Rs. 10/- or as may be applicable in the State where this Affidavit is executed. The Affidavit be attested by a First-Class Magistrate or Notary Public to be executed by other legal heir(s) except in whose favour the property is to be transferred separately or jointly.

SPECIAL POWER OF ATTORNEY

I son/daughter/wife of Shri
resident of am an allottee
of Flat No in Block No. on Floor along with car parking
space No and scooter parking space No. under the
CGEWHO's housing scheme at

I hereby constitute and appoint Shri/Smt son /daughter of
Shri as my lawful attorney for performing the following:

- i) To take physical possession of the DU from CGEWHO.
- ii) To enter into correspondence and receive documents/receipts from the CGEWHO.
- iii) To apply for electricity/water connections.

My attorney's signatures are attested here under:

Signature of Attorney

Signature of Attorney attested by the benefiting

Date :

Place:

DEPONENT

(Note: This affidavit is to be executed on a non-judicial stamp paper of 10/- or as may be applicable in the state where this affidavit is executed The Affidavit be attested by a first class class Magistrate ora Notary Public, may used for taking over peaceful physical possession.)

(TO BE EXECUTED ON A NON-JUDICIAL STAMP PAPER)

TRIPARTITE AGREEMENT

This agreement made on this _____ th day of _____ 20____ between

1. Mr/Mrs _____ S/o(D/o)Shri _____

R/o _____ (Name and Address)

(Hereinafter learned as 'Borrower' which term shall unless repugnant in the context shall include his/her heirs, executors, administrator and assigns) of the First Part.

2. Central Govt Employees Welfare Housing Organisation (hereinafter referred to as Organisation) The Organisation registered in July 1990 under the Society's Registration Act XXI of 1860 vide Registration No.S.21181 dated 17.7.90 having its registered office at CGEWHO Janpath Bhavan, 6th Floor, 'A' Wing, Janpath, New Delhi- 110 001 (hereinafter termed as Organisation) which term unless repugnant of the context shall include its successors, administrators and assigns of the second part.

3. _____ (Name of Bank) a body corporate constituted under the _____ Bank Act _____, represented by one of its branches situated at _____

(hereinafter termed as Bank) which expression shall unless repugnant to the context shall include its assigns, administrations and successors of the third part.

4. AND whereas the Borrower has been allotted a house/flat _____ (Regn. No. _____) situated at _____ to be constructed by the Organisation as per agreement dated _____

wherein the borrower is required to make payment(s) to the Organisation in lump sum/instalments as provided under the terms of allotment. WHEREAS the Borrower has under the provisions framed by the bank for a housing loan for the purpose of purchase of house/flat from Organisation. The Bank therefore has agreed to sanction a loan of Rs. _____ (Rupees

_____ only) to the Borrower (hereinafter referred to as Housing Loan for Purchase of House/Flat) subject to the terms and conditions, the Borrower is also required to furnish to the Bank interalia other securities, the mortgage of the above said house/flat and the Organisation has agreed to render all assistance to Borrower/Bank to comply with this condition and in particular agreed to obtain permission to mortgage from the lessor and or such other person/authorities as may be required.

5. AND WHEREAS the Borrower and the Bank has entered/agreed to enter into the loan Agreement incorporating therein the terms and conditions regarding Housing Loan for purchase of House/Flat.

6. AND WHEREAS the Borrower has represented that the would not be able to mortgage the above said house/flat until such time the full payment is made towards its cost and the said house/flat has been conveyed to the Borrower by the Organisation towards consideration of the said loan sanctioned to the Borrower.

... contd..

AND WHEREAS the Borrower has requested the Bank to disburse the said loan to the Borrower notwithstanding the borrowers inability to create mortgage at this stage on the strength of this agreement.

It is hereby agreed to and by between the parties hereto on the terms and conditions set forth hereinbelow.

1. That the Borrower hereby authorise the Bank to made disbursement(s) of the sanctioned loan to the Organisation directly on behalf of borrower and any such payment made to the CGEWHO shall be deemed to be the payment(s) made to borrower shall in each case the liable for the payments of loan disbursed on his behalf to the Organisation as though the same has been disbursed directly to borrower. If there is any delay in payments to the Organisation, it will be treated as default on the part of borrower and the borrower shall be liable to pay the Organisation the penalty/interest on such delayed payment, if any, according to the terms of allotment and policy of the Organisation.

2. That the Organisation shall maintain a separate account of the borrower and adjust the payment received by it from the Bank towards the cost of above said house/flat allotted in favour of the Borrower.

3. That the Organisation hereby consents that the Bank shall have a lien on the house/flat and Borrower may furnish the house/flat as security for the housing loan to be obtained from the Bank and also to create mortgage in favour of the Bank in respect of the said house/flat.

4. That the Borrower undertakes that on execution of the sale deed/lease deed after delivery of possession. The Borrower shall deposit the said deed directly to the Bank.

5. That the house/flat shall form part of the security for the housing loan sanctioned by the bank and as soon as the sale deed/lease deed as executed by the Organisation, the borrower shall create mortgage in favour of the Bank, as security for the housing loan for the purchase of house/flat in the form and manner as desired by the Bank.

6. That if for any reason there is an increase/escalation in the cost of dwelling unit by Organisation, the same shall be paid and borne by the borrower as the case may be as per the agreement between them without any reference to the bank and until such payment(s) is/are made, the bank shall have right to suspend further disbursement of the sanctioned loan remaining loan instalments in favour of the Borrower.

7. That during the currency of the loan Organisation shall not transfer the house/flat to any other person without the previous written consent of the Bank.

8. That in the even of the cancellation of allotment of the Borrower by the Authority, for reason whatsoever, the Organisation shall refund to the Bank forthwith, the entire amount received from it as per CGEWHO Rules.

9. That the Organisation shall not issue duplicate allotment letter and possession letter to the borrower without obtaining the prior written consent of the Bank.

10. That in the event of default by the borrower, the Bank may at its discretion enforce the security by sale to a

... contd..

person in consultation with the Organisation and Organisation shall accept the purchase of house/flat in place of borrower who shall be eligible to acquire the flat/dwelling unit as per rules of the Organisation, after the purchaser's complying with the necessary requirements of the Organisation in this respect.

IN WITNESS WHEREOF THE parties hereto have signed this Agreement on the day, month and Year above first written.

Regn. No. _____

Address of the Borrower:

(Signature of the Borrower)

WITNESSES

(Signature with full names & addresses)

1.

2.

Signature on behalf of the Organisation

WITNESSES

(Signature with full names & addresses)

1.

2.

Signature on behalf of the Bank

WITNESSES

(Signature with full names & addresses)

1.

2.

NAME _____
 REGISTRATION NO. _____
 DESIGNATION _____
 PRESENT OFFICE ADDRESS _____

 MOBILE NO. _____

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

Sub : Undertaking about the cost and intimation regarding the loan details.

Dear Sir,

I understand that the cost as intimated by CGEWHO is tentative and final cost will be worked out after settlement of the fina. bills of contractors. 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 :

House Building Advances (from Central Govt.)	Amount	Loan A/c No.
Loan from H D F C	_____	_____
Loan from LIC Housing Finance	_____	_____
Loan from GIC Housing Finance	_____	_____
Loan from Banks (name of the Bank)	_____	_____
Loan from other institutions (State the name of the institution)	_____	_____

I 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 :

Thanking you,

Yours faithfully,

Name _____
 Correspondence Address _____

(To be signed and submitted before taking over physical possession of DU.)

APPLICATION FOR MEMBERSHIP

(TO BE SUBMITTED IN DUPLICATE)

NAME _____

REGN. NO. _____

ADDRESS _____

To

The Secretary,
Kendriya Vihar Apartment
Ownership Association,

Sub : Application for Membership and Declaration.

Sir,

I, _____ wife / son / daughter of

_____ + _____ wish to become a member of your Apartment

Ownership Association. My particulars are as under :

- a) My age is _____ years.
- b) I have been allotted type "Flat No. _____ on _____ floor in Block No. _____ and parking no. _____ & _____ in Kendriya Vihar, vide Registration No. _____ and possession is likely to be given soon/has been given on _____.
- c) Neither I nor my spouse nor my dependent children have any other residential flat within the complex covered by your Association.
- d) I shall abide by the current bye-laws of the Association and any alterations(s)/amendment(s) or revision(s) that may be made during my membership. I further declare that I shall abide by the rules framed in accordance with the bye-laws.
- e) I shall not sell/transfer/mortgage or dispose off the flat in any manner without the prior permission of the CGEWHO and Association, nor shall I use it for any commercial purpose.

Signature of the Applicant

(To be signed and submitted before taking over physical possession of unit)

ACCEPTANCE AND UNDERTAKING

(TO BE EXECUTED ON A NON JUDICIAL STAMP PAPER OF RS.50/- DULY ATTESTED BY NOTARY PUBLIC OR FIRST CLASS MAGISTRATE : To be submitted before taking over peaceful possession of Unit)

WHEREAS, I _____ son/wife/daughter of _____ resident of _____, as a result of an application made to the Central Government Employees Welfare Housing Organisation (CGEWHO), have been allotted a type " _____", Flat No. _____ in Block No. _____ on _____ Floor and Stilt No. _____ situated in "KENDRIYA VIHAR" (hereinafter called the flat/dwelling unit).

2. I hereby convey my acceptance to the allotment of flat/parking space as per terms and conditions of allotment and I further undertake as follows :
 - (a) I fully accept, agree and shall abide by all the Rules and Regulations, and the terms and conditions that are set forth in the 'CGEWHO Rules' brochure, as amended from time to time, and the terms and conditions given in the CGEWHO allotment letter on the subject.
 - (b) I will abide by all the terms and conditions laid down in the allotment letter issued by the CGEWHO.
 - (c) I undertake to declare that as per the CGEWHO Allotment Rules there is no change in status of my property since my registration under "Kendriya Vihar", _____, promoted by the CGEWHO, in so far as I/my spouse do not own any residential plot or house at _____.
 - (d) I will not make any additions and /or alterations in the flat, without prior permission in writing from the CGEWHO and the local municipal/civic authority. I will not amalgamate the flat with any other dwelling unit and will not subdivide it.
 - (e) I will not use the flat for any purpose other than residential. I will not allow any commercial activity in the flat. (f) I will utilise and maintain, alongwith other allottees, the staircase, passage, terrace, roads and other common areas/conveniences/facilities and I understand fully that I have no exclusive right to their use. I will use these without causing any inconvenience to other allottees and users.
 - (g) I will become member of the 'Apartment Owners Association : formed by all the allottees for managing, administering and maintaining the complex and shall abide by all the bye laws of the Association.
 - (h) I will pay my share of subscription towards maintenance and upkeep of the flat, staircase and the surrounding common areas and water and sewerage treatment plants, as determined from time to time by the concerned Association.
 - (i) I am aware that portions of the land not allotted to me in the residential scheme have either been allotted to someone else or kept reserved for common use and services, which shall be managed by the registered Apartment Ownership Association, of which I will be a constituent part. I shall in no

way encroach upon the common portions of the land areas, allotted areas and services. All unauthorised encroachments are liable to be removed, at my cost, without any notice whatsoever.

- (k) I will observe all laws laid down by the municipal corporation/civic authorities concerned and Association, regarding use of the flat, common areas and amenities.
 - (l) I am satisfied with my accounts position and the cost of the dwelling unit, as reflected by CGEWHO in their documents.
 - (m) I agree to pay Municipal and other taxes for the flat, when due, to the 'Apartment Owners Association' or the authorities concerned, as the case may be.
 - (n) I understand that the cost of the dwelling unit charged presently is tentative and the final costing shall be worked out after all the payments, of the Contractor(s) and other agencies, have been settled. I further undertake to pay/receive to/from the CGEWHO additional cost/refund of the dwelling unit, if any, after the final costing of the dwelling unit has been completed.
3. It will be open to the CGEWHO/Apartment Owners Association, Kendriya Vihar, _____ to cancel the allotment and resume the possession of the flat, if I fail to fulfil the undertaking given herein above.

Signed by me _____ on _____ day of Two fourteen _____.

Signature of the Allottee

Name _____

Regn. No. _____

Correspondence Address _____

In the presence of :

Witness :

.....

1. _____

Signature

Name _____

Address _____

2. _____

Signature

Name _____

Address _____

FORMAT OF AFFIDAVIT

[To be submitted in original with application form on Non-Judicial stamp paper of Rs.10/= duly attested by a Notary Public /Oath Commissioner/1st Class Magistrate]

AFFIDAVIT {ALL ENTRIES IN CAPITAL LETTERS}

[Name in full] _____
son/daughter/wife of _____ at present serving in Office
of _____

[Name of office and address in full:: For the retired applicant, S/he should mention the last office attended]

Do hereby solemnly affirm that I have read and understood the rules of the Central Government Employees Welfare Housing Organization [Short title 'CGEWHO Rules'], received with application form and I shall bound by them and I further affirm that :

- i) I am eligible to apply for the dwelling unit/flat/residential plot under the said rules.
- ii) Neither I nor my spouse own a dwelling unit/flat or residential plot in [name of the station] and its urban agglomeration.
- iii) This is my first application and I have not applied for only ONE/TWO type of dwelling unit/flat under this Scheme and my spouse also have applied for _____ type of dwelling unit/flat. In case two allotment(s) in the draw of lots, I hereby undertake to surrender one allotment at my own, retaining other one.
- iv) I/my spouse shall not acquire any residential property during the construction period till the dwelling unit is handed over to me or my spouse. I/my spouse will not change in status of my/our property i.e. not owning any residential plot or house at [Name of Station] till possession is taken over.
- v) I/my spouse have not applied in any other housing scheme of CGEWHO or
I/my spouse have applied/allotted in CGEWHO's Housing Scheme at [name of station] vide Regn. No. _____.
- vi) I agree to pay E-Auction processing fees @ 0.5% of the bid value to Application Service Provider ITI Ltd. Directly, in case, I become the H1 bidder.

All particulars given in the application form are correct and I have not willingly suppressed any material information. I understand that I would be disqualified from allotment of dwelling unit/flat, if at any time, any said particulars are found to be incorrect.

[DEPONENT]

VERIFICATION :

I [name of the applicant] do hereby verify that the contents of Clause (i) to (v) of this affidavit are true to my personal knowledge and belief. Nothing is false and concealed.

Verified this on [_____] day _____ of 20__ at [name of the station].

[DEPONENT]

INSTRUCTIONS FOR FILLING APPLICATION

WHO Rules carefully before filling this form.

2. Use capital letters only. One letter in each box.
3. Leave one space between words and no space between numbers. Applicant's name should not be written in the address again.
 - a. E49, Greater Kailash

E	4	9	G	R	E	A	T	E	R	K	A	I	L	A	S	H
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

- b. 5 Dec., 1941

0	5	1	2	1	9	4	1
---	---	---	---	---	---	---	---

4. Do not use full stop, Comma, square feet, Roman numbers, rupees etc.
5. Do not leave any link blank say NA if not applicable e.g. Retired personnel need only write NA in Para 6, as under

N	A
---	---

6. Use standard abbreviations only

IMPORTANT

7. Application Form has to be forwarded through the HOD/Head of the Admin Dept, in which the applicant is presently working. Certifying Authority must be competent to forward the application and must put seal and signatures in Column No. 20 of the Application Form and should be holding a post not below the rank of Under Secretary. CGEWHO Rule (s) should be signed in each page as indicated and to be submitted.

CHECK LIST FOR APPLICATION & ENCLOSURES TO BE SENT ALONG WITH APPLICATION

1. Application for the housing scheme duly filled in, signed by applicant and nominee(s) at the time requisite place(s) and certified/forwarded by his/her Department by an officer not below the rank of under secretary of Govt. of India or equivalent. Departmental certification is not required for retired applicant or spouses of deceased govt employees.
2. List of Enclosure(s)
 - a) Affidavit duly notarised / signed.
 - b) Attested copy of latest Pay slip/Salary slip/Certificate for working employees or Pension Payment Order (PPO) for retired employees or spouses of deceased govt employees.
 - c) Demand Draft of requisite Earnest Money Deposit +Application fees and additional cost of CGEWHO Rules Brochure (in case applicant is using downloaded form).
 - d) Attested copy of SC/ST/Disability/PAN certificate (if applicable).
 - e) CGEWHO Rule (s) should be signed in each page as indicated and be submitted to CGEWHO for allotment along with application (page (i) to (xviii)).

PART-D : APPLICATION KIT



APPLICATION FORM FOR BHUBANESWAR (PHASE II) HOUSING SCHEME

Regn. No. : _____

THE CEO, CGEWHO

Janpath Bhawan, 'A' Wing

6th Floor, Janpath, New Delhi-110 001

AFFIX
Photograph
here

Personal Particulars :

1. Full Name [Grid]

2. Father/ Husband's Name [Grid]

3. Whether Belongs To SC ST OTHERS 4. Whether belongs to Priority I II

(Tick in Applicable Box. Attach Attested Photocopy Of the Caste Certificate, if Applicable.)

(Tick in applicable box)

5. Name of the Office & Address

[Grid]

City [Grid]

State [Grid]

Pin [Grid]

Telephone [Grid]

6. Parent Department, If on Deputation _____

7. Designation/Occupation _____

8.(a)Group Of Service(A/B/C/D) 8 (b) Grade Pay [Grid] 8 (c) Pay Band : P B

9. (a) Date Of Birth [Grid] 9.(b) PAN with Income Tax Authority [Grid]

(Attach attested photocopy)

10. Date Of Appointment in Central Govt. Service [Grid]

11. Date Of Retirement, (If Retired) [Grid]

12. Pension Payment Order No. _____ & Date [Grid]

(Applicable in case of retired personnel only)

13. Address For Correspondence

[Grid]

City [Grid]

State [Grid]

Pin [Grid]

E-MAIL _____ Telephone- Landline/Mobile [Grid]

14. City Of Scheme **BHUBANESHWAR- II** 15. Type of Unit

For Office Use Only

ACKNOWLEDGEMENT OF APPLICATION

Application No. _____

BHUBANESHWAR- II

Amount Received (Rs.)

Regn. No.

Date of Receipt

For Chief Executive Officer
(CGEWHO)

Payment Particulars :

16. Amount Sent	<input type="text"/>	17. Draft Details	<input type="text"/>
18. Name of Bank	<input type="text"/>		

Particulars of the Nominee

19. Nominee's Full Name &Address

<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Relationship _____

Nominee's Signature

20. Date of Application

Signature of Applicant

