



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
Central Government Employees
Welfare Housing Organisation
(Ministry of Housing & Urban Poverty Alleviation, Govt. of India)
(An ISO 9001:2015 Organisation)

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Regn. No. A-110/7

June 14, 2022

To,

**All Financial Institution(s)/Bank(s) who provided Housing Loan to allottees of CGEWHO's
Chennai (Phase III) Housing Scheme**

Subject: Delay in submission of Title Deed to complete mortgage formalities.

Sir/Madam,

This has reference to the above subject matter for submission of the original title deed with Banks / Financial Institution(s) to complete the mortgage formalities who had availed the housing loan.

2. TN-RERA vide his letter No. TNRERA/6153/2021 dated 25/04/2022 (see Next Page) has invoked force majeure clause due to outbreak of Covid-19 pandemic; a calamity caused by nature and adversely affecting regular development of real estate projects all over country and now the RERA registration is valid till **26/06/2023**. It is informed that Bank(s)/Financial Institution(s) are insisting for completion of mortgage formalities by submission of Title Deed, which is a bit early for CGEWHO's Chennai [Phase-III] Project and harsh with the condition '**failing which penal interest @2% will be imposed**' for the loanee.

3. The responsibility of submission of title deed with the financial institution/bank is lies with CGEWHO **NOT** with the individual beneficiaries of CGEWHO as per conditions mentioned in the Tripartite Agreement and lien has been noted and marked in the record of CGEWHO.

4. Since, force majeure has been invoked by TN-RERA, therefore, it is requested to all such financial institutions/banks **NOT** to charge any penal interest because the delay is not attributable to the individual beneficiary. This is issued with the request of beneficiary and they can submit the copy of this communication to their respective authority of Bank/Financial Institution/PSU/ Department of Govt. of India for HBA or as the case may be.

Yours faithfully,

(M K Maity)

Dy. Director (Admn.)
for Chief Executive Officer