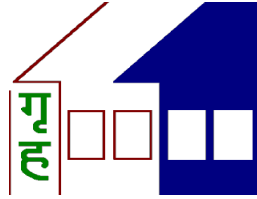




APPLICATION MONEY:
INR 2000/- (Including GST)



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

{An ISO 9001-2015 Organisation}

[An Autonomous Organization under M/o Housing and Urban Affairs]

Govt. of India

Head Office : 6th FLOOR, 'A' WING,
JANPATH BHAWAN, JANPATH, NEW DELHI 110 001

Project Office : Kendriya Vihar-II, Paruthipattu,
Poonamallee-Avadi Main Road
Avadi, Chennai,
Tamil Nadu 600071

SCHEME BROCHURE FOR e-AUCTION OF 2 BHK DWELLING UNIT NO. 224 IN BLOCK 15 ON 2ND FLOOR {READY TO MOVE} ALONG WITH CAR PARKING NO. CS-431 AT CHENNAI (PHASE 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. 224, IN BLOCK 15 ON SECOND FLOOR
(READY TO MOVE) ALONG WITH ONE CAR PARKING CS-431 AT
KENDRIYA VIHAR, CHENNAI (PHASE II) HOUSING SCHEME

IMPORTANT DATES

Online Registration

Starts on 26/04/2022 {Tuesday}

Closes on 26/05/2022 {Thursday}

E-auction date : 30/05/2022 {Monday}

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, Paruthipattu, Poonamallee–Avadi Main Road, Avadi, Chennai, Tamilnadu-600071

For visiting the property in person, please contact Mr. Mahesh : Mob. 9444944369

ABOUT THE PROJECT : CGEWHO's Chennai (Phase II) Housing project comprising of 572 DUs was completed in 2012. Possession has been given for 571 DU. Construction of 1220 DU under (Phase III) is going on.

TYPE 'B' (2 BHK) UNIT NO. 224, BLOCK 15 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	1055	2000	34,77,780/-	347800/-	34780/-	CS-431

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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Data sheet



S. No	Head	Details
1.	Date of issue of the scheme brochure	As mentioned in the portal – www.tenderwizard.com/CGEWHO
2.	Date of closure of the scheme/last date of submission of application form	As mentioned in the portal – www.tenderwizard.com/CGEWHO
3.	Date of Opening of Bids	As mentioned in the portal – www.tenderwizard.com/CGEWHO
4.	Contact Details	<p>Central Govt Employees Welfare Housing Organisation [CGEWHO] (GOI) Head Office : 6th FLOOR, 'A' WING JANPATH BHAWAN, JANPATH NEW DELHI 110 001 Email: cgewho@nic.in Phone No: +91-011- 23355408/ 23717249 Website: www.cgewho.in Project Office : Kendriya Vihar-II, Paruthipattu Poonamallee-Avadi Main Road Avadi, Chennai, Tamil Nadu – 600071</p> <p>[For Site visit Call Mr. Mahesh : 9444944369</p>
5.	Allotment method for the scheme	Through e-Auction
6.	Availability of scheme brochure (CGEWHO)	<p>At CGEWHO's official website - www.cgewho.in</p> <p>www.tenderwizard.com/CGEWHO</p>
7.	Application Money (Non Refundable)	INR 2000/- (Including GST)
8.	Earnest Money Deposit	Given in Scheme Brochure
9.	Payment options	<p>Firstly 10% of reserve price has to be paid through e-payment services as EMD (Earnest Money Deposit) on E-auction portal www.tenderwizard.com/CGEWHO</p> <p>Option 1: The balance amount within 45 days from the date of issue of Allotment letter where rebate of 5% will be applicable. Option 2: The balance within 120 days of from the date of issuance of Allotment Letter.</p> <p>Cancellation : - In case of Default in payment within the stipulated period the allotment shall be cancelled and EMD shall be forfeited.</p> <p>E-Auction Processing Fees: - 0.5% of the bid is to be paid by the H1 bidder to Application Service Provider ITI Ltd. directly.</p>
10.	Mortgage permission fee	On request of allottee/successful bidder Permission to Mortgage shall be issued
11.	Transfer	Transfer of Property may be allowed by the CGEWHO after the handing over peaceful physical possession.
12.	Reserve Price	Reserve price of Property under e-auction is given in the Scheme Brochure.



1 Section I: Instructions to the Applicants

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. Beneficiary allotted with specific dwelling unit be called allottee as well.
- vii) **'Society/AoA'** : means Society or Association of Allottee(s) formed by the beneficiaries of any CGEWHO's Project named as 'Kendriya Vihar'.
- viii) **'Kendriya Vihar'** : Complex developed by CGEWHO in any station named as Kendriya Vihar followed by station name [like Kendriya Vihar, Chennai, Kendriya Vihar, Kolkata, Kendriya Vihar, Noida, Kendriya Vihar, Gurgaon etc.]
- ix) **'NOC or NDC'** : meant for No Objection Certificate or No Dues Certificate.
- x) **'Parking'** : Space in the basement or stilt or garage for the sole purpose of parking of two/four wheeler.
- xi) **SC / ST/ PwD** : stands for Scheduled Caste, Scheduled Tribe and Person with Disability.
- xii) **ITI Ltd.:** A service provider to develop and customize the software and facilitate the process of e-auctioning [www.tenderwizard.com/CGEWHO] on application service provider model. Successful H1 bidder will be required to pay @0.5% of bid value including GST within 7 days through online mode to M/s ITI Ltd.

Eligibility Criteria

- i) **Central Government Employees:** Serving or retired Central Government Employees, who are covered by the definition as given at Para 2(vii) of Part B of this Brochure, will be eligible.
- ii) **Spouses of deceased employees:** Spouses of the deceased Central Government Employees or deceased retired employees would be eligible, if the deceased employee would have qualified by criteria (i) above.
- iii) **Employees of CGEWHO,** with a minimum of one year of service, will be eligible.
- iv) Employees in service of Central PSUs, State Government, Union Territory Administration, Autonomous Bodies, Corporations, Nationalised Banks etc.
- v) Serving uniformed employees of the Ministry of Defence and serving employees of Ministry of Railways.
- (vi) Those are not covered under Priority-I and Priority-II including General Public.

GENERAL CONDITIONS :

- i) The applicant and joint applicant must be citizen of India.
- ii) She/he should have attained the age of majority i.e. an applicant should have completed 18 years of age as on the date of submitting the application.
- iii) There is no income criterion. The applicants can apply according to their own requirement and affordability.
- iv) The first/sole applicants should have an account in any bank and particulars of the account must be given in application form and a cancelled cheque of particular account should be enclosed.
- v) Applicants must quote and enclose a copy of permanent account number (PAN) allotted under the provisions of Income Tax Act and the same must be quoted in the application form.
- vi) In case of joint application under SC/ST reserved category, the joint applicant should be within the family (i.e. Spouse & Dependents relation including unmarried children).
- vii) In case of joint application under deceased central government employees, persons with disabilities the applicant, himself or herself should fall within the categories and joint applicant should be from within the family. (i.e. Spouse & Dependents relation including unmarried children).
- viii) Allotments shall be made in the order of priority given below.

How to apply & Acceptance of Bid

Interested parties will need to register and obtain user ID and password on the portal and thereafter deposit non-refundable and nonadjustable E-Brochure document fees of INR 500/- and Processing Fees of INR 2,000/- separately against each property for participation in the e-auction through online payment on or before date as mentioned on the portal. CGEWHO will not be responsible for any payment after that and bid will not be considered.



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 e-bidding process any reasons thereof. Ensuring internet connectivity at the bidder's end shall be the sole responsibility of the bidder. Any request/complaint regarding the connectivity of internet at the bidder's end will not be entertained in any form and shall not be basis of cancellation of the bidding process.

Bidder is required to deposit a separate EMD for each advertised property.

The CGEWHO may without assigning any reason withdraw any or all the sites from the e- auction at any stage and is not bound to accept the highest bid or all bids even if they are above the reserve price.

CGEWHO reserves the right to accept or reject any or all the bids or cancel/postpone the e- auction without assigning any reason.

Bidding will not be permissible below the reserve price rate of the DU. The first bid price shall be sum of reserve price plus the first incremental amount.

If the bidding continues till the last 10 minutes of the scheduled/extended closing time of auction, in such case, the bidding time shall be automatically extended for further 10 minutes from the last Bid.

Post registration, e-bidder shall proceed for login by using his ID and password. Bidder shall proceed to select the event he is interested in. the e-bidder would have following options to make payment towards e-brochure fees, processing fees and EMD through valid:

- A. Net Banking
- B. Payment Gateway
- C. RTGS
- D. CREDIT/DEBIT CARD

Incomplete bid documents will not be considered.

The Bidder/Applicant cannot withdraw the offer/ bid once made.

The Pre-qualification Bids shall be opened by the Committee constituted by CGEWHO.

After verification of related documents upload by the highest Bidder/Applicant, allotment letter to the successful highest Bidder/Applicant will be issued by CGEWHO within 30 days of the closure of auction.

Facilitation Charges (Auction Processing Fee): Facilitation charges will be mentioned in the LOI/ Award Letter issued from CGEWHO through E-Auction Portal, which is to be paid by the successful bidder (H1 Bidder) for Online LOI/ Award letter Acceptance through E-Payment Gateway Link Only to avail the online GST Invoice to successful bidder.

Portal for e-auction www.tenderwizard.com/CGEWHO can also be accessed through a link at CGEWHO website www.cgewho.in at the **TENDER SECTION**.

Customer Care for technical support on registration, deposit of fees, e-auction etc. Phone:

Shri Mayank 088001 15628 email: mayankt@mobileemail.vodafone.in

For further inquiries contact: Office of the CGEWHO 6TH FLOOR A WING JANPATH BHAWAN NEW DELHI 110 001 between **10.00 AM to 05.00 PM Ph.No.7065044985**.

The CGEWHO may accept or reject any offer, including the highest bid or cancel the same, and its decision in this behalf shall be final and binding on the Bidders/Applicants.

There will be no correspondence on issues/grounds raised in Disqualified Bids.



Language and currency

The document and all related correspondence for this scheme shall be in English language. The currency for the purpose of this scheme shall be Indian National Rupee (INR).

Applicant's responsibility

It is deemed that before submitting the application, the Applicant has made complete and careful examination of the following:

- The eligibility criteria and other information/requirements, as set forth in the Brochure
- All other matters that may affect the Applicant's performance under the terms of this scheme including all risks, costs, liabilities and contingencies.

CGEWHO shall not be liable for any mistake or error or neglect by the Applicant.

Documents required with Application Form

Documents as per page duly signed by the applicant on each page, should be enclosed with the application form for registration.

Extension of time limit for deposit of Allotment money/Forfeiture of EMD

No extension regarding time period will be allowed for the deposit of allotment money. In case of default in payment / Withdrawn by the H1 bidder, the allotment will be cancelled and the earnest money will be forfeited by the CGEWHO.

Payment

TYPE 'B' (2 BHK) UNIT NO. 224, BLOCK 15 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	1055	2000	3477780/-	347800/-	34780/-	CS-431

Payment options & schedule

Option 1: 10 percent of Reserve price at the time of participation in the e-auction. The balance within 45 days from the date of issue of Allotment letter then rebate of 5% will be applicable.

Option 2: 10 percent of Reserve price at the time of participation in the e-auction. The balance within 120 days of from the date of issuance of Allotment Letter.

Other conditions:

- The Bidder has to give his option for the payment plan (**OPTION 1 OR OPTION 2**) along with the bid.
- Payments can be made with any of the listed banks via Payment Gateway system.
- The Allottee shall be liable to pay stamp duty (Stamp duty calculation should also be verified from the concerned sub registrar, Chennai) for execution of the Transfer Deed.**
- The Allottee shall intimate the same to CGEWHO through a written intimation along with the copy of RTGS/NEFT of amount deposited or through an email.



- v. In case of default in payment, allotment may be cancelled by the CGEWHO. However, in exceptional circumstances an extension of time for payment of installment may be granted by the CEO for which Allottee shall pay default interest for the entire default period @ 10% p.a.
- vi. The payment made by the Allottee will first be adjusted towards the interest due, if any, and thereafter the balance amount will be adjusted towards the premium due.
- vii. In case of any increase in the rate of land acquisition/land purchase cost/ex-gratia/No-litigation incentive to the farmers by order of the Court, by the Authority or by the State Government or by way of any settlement, the Allottee shall be bound to pay the additional amount proportionately as the cost of the land and all the terms and conditions prevalent at the time of allotment shall be applicable.
- viii. In the event of any rules are not covered in this e-auction brochure of the scheme; it will be as per CGEWHO's Chennai (Phase II) original scheme brochure.

Unsuccessful applicants

The earnest money of unsuccessful applicants shall be returned to them without interest within 45 days.

As is where basis/ Lease period

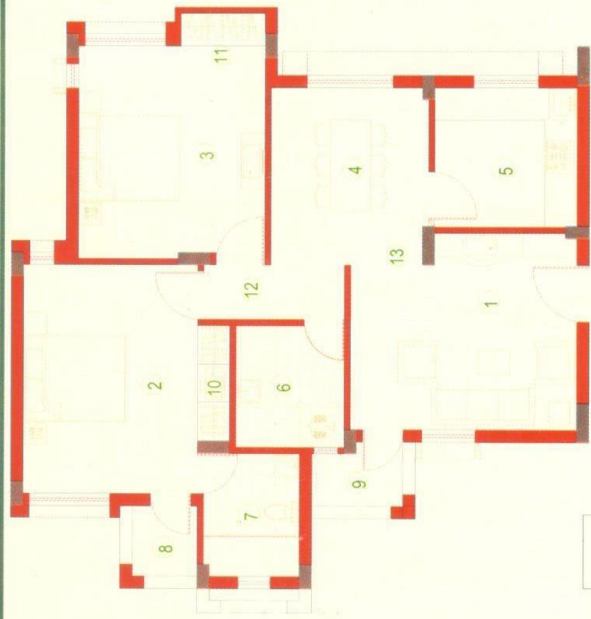
The flat is offered for allotment on a "as is where is basis". The Allottee shall be responsible for appropriate due diligence by visiting the property before Bid submission. No claim whatsoever is admissible on account of physical status of the flat offered for allotments.

248 DWELLING UNITS OF TYPE-B HAVE BEEN PLANNED IN STILT + 4 CONFIGURATION.

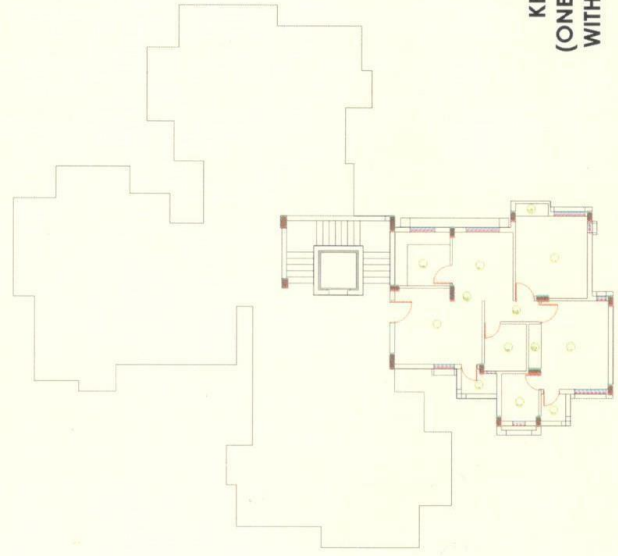
EACH UNIT COMPRISES DRAWING/DINNING, 2 BED ROOMS, 2 TOILETS (OUT OF WHICH ONE IS ATTACHED TO MASTER BED ROOM), KITCHEN AND 2 BALCONIES.

LOFT IS PROVIDED FOR STORING PURPOSE. NICHES ARE PROVIDED FOR CUPBOARDS IN BED ROOMS.

ALL UNITS ARE ACCESSIBLE THROUGH ONE LIFT PER BLOCK ALONG WITH STAIRCASE.



FLOOR PLAN - B TYPE



KEY PLAN B- TYPE
(ONE BLOCK OF 16 DUS
WITH 4 DUS PER FLOOR)

Sl.no	ROOM	AREA IN MM	AREA IN FT
1	LIVING	4205 X 3660	13'9" X 12'0"
2	BEDROOM1	4265 X 3235	14'0" X 10'6"
3	BEDROOM2	3960 X 3465	13'0" X 11'4"
4	DINING	2705 X 2925	10'10" X 9'7"
5	KITCHEN	2590 X 2650	8'6" X 8'8"
6	TOILET 1	2270 X 2015	7'5" X 6'8"
7	TOILET 2	2285 X 1785	7'6" X 5'10"
8	BALCONY 1	1535 X 1430	5'0" X 4'8"
9	BALCONY 2	1925 X 1324	6'4" X 4'4"
10	CUPBOARD 1	2155 X 600	7'0" X 2'
11	CUPBOARD 2	1565 X 600	5'1" X 2'
12	LOBBY	1015 X 2615	3'4" X 8'7"
13	LOBBY	1485 X 595	4'11" X 2'



**FORMAT OF AFFIDAVIT
TO BE ENCLOSED (IN ORIGINAL)
WITH APPLICATION FORM**
(On Rs. 10/- Non-Judicial Stamp Paper Duly Attested By
A Notary Public/ Oath Commissioner/ 1st Class Magistrate)

**AFFIDAVIT
(All Entries in Capital Letters)**

(Name in Full) _____

Son/Daughter/wife of (Name in Full) _____

at present serving in the office of (Name of the Office, Occupation & address in full) _____

do hereby solemnly affirm that I have read and understood the rules of the Central Government Employees Welfare Housing Organisation (Short Title 'CGEWHO' Rules), received with Application Form and further affirm that:

- i) I am eligible to apply for the dwelling unit under the said rules.
- ii) Neither I nor my spouse own a dwelling unit or residential plot in CHENNAI.
- iii) This is my first application and I have applied for only one type of Dwelling Unit under this scheme.
- iv) I/my spouse have not applied in any other housing scheme of CGEWHO.
- v) I will pay the e-auction processing charges @0.5% of bid value including GST directly to M/s ITI Ltd. on allotment through e-auction portal www.tenderwizard.com/CGEWHO.
- vi) All particulars given in the Application Form are correct and I have not suppressed any material information. I understand that I would be disqualified from allotment of dwelling unit if at any time any of the aid particulars are found to be incorrect.

DEPONENT

VERIFICATION

I _____ do hereby verify that the contents of clause (i) to (vi) of this Affidavit are true to my personal knowledge and belief nothing is false or concealed.

Verified this on _____ day of _____ 20__ at _____.

DEPONENT