

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

{An autonomous body under M/o Housing & Urban Affairs}

Head Office : 6th Floor, 'A' Wing Janpath Bhawan New Delhi-110 001

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A-504/12

Date: 05-04-2023

**To,
The beneficiaries of Greater Noida (D-06) Housing Scheme.**

Subject : Intimation towards Offer of possession in Greater Noida (D-06) Housing Scheme : reg.

Dear Beneficiary,

This is in continuation to the allotment of specific dwelling unit (DU) was made through a draw of lots held on 01-12-2022 at Community Centre, Kendriya Vihar Greater Noida, in the presence of beneficiaries, invited to participate and witness the draw in person or through his/her representative vide an intimation-cum-invitation letter. Subsequently, the result of draw was web published in www.cgewho.in.

2. CGEWHO has received 'Occupancy Certificate' for D-06 Block in Greater Noida Project from the Greater Noida Industrial Development Authority (GNIDA) after completing the work and fulfilling the requirement of statutory authorities. Accordingly, as per the scheme brochure Fifth Instalment (details given below) is being intimated towards offer of possession in Greater Noida (D-06) Housing Scheme. There is an increase of 5.25% on account of statutory levies, GST & escalation etc.

Table

Type of Dwelling Unit inc. One Car Parking	Super built-up area (in sft.) as per Scheme Brochure	Amount demanded till date @3947.62 per sft. (in Rs.)	5 th & Final Instalment @207.11 per sft. (in Rs.)	Cost of DU's* @4154.73 per sft. (in Rs.)	ADA Charges @ 1.5% (in Rs.)	Total Amount Demanded (in Rs.)
1	2	3=2x3947.62	4=2x207.11	5=3+4	6=1.5x5	7=4+6
D(4BHK)	2100	Rs.:82,90,000/-	434931	8724931	130874	565805

*credit of estimated sale proceeds of Shops, Nursing Home, Nursery School & Parking(s) has been given while calculating the tentative cost of DU's. Since, CGEWHO is still to receive the actual sale proceeds of the above, the cost of DUs to that extent is tentative.

3. The beneficiaries who will make the full payments, shall be entitled to take peaceful physical possession of the DUs after registration of Sub-Lease Deed of DUs, which is mandatory as per the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act 2010. Detailed procedure for taking over possession is explained in subsequent para(s).

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4. Those who have availed two loans **i)** HBA from Govt. Deptt. & **ii)** housing loan from any other financial institution (against second mortgage), are required to mortgage the property in favour of the President of India, first; then respective Govt. Deptt. will forward the Sub-lease Deed to the concerned financial institution, if applicable.

5. In case of beneficiaries who have availed housing loan only from financial institution, CGEWHO will forward the Sub-lease deed directly to the concerned financial institution; endorsing a copy to the individual beneficiary. In order to meet this requirement, beneficiaries are requested to give details of the loan(s) availed by them in the below mentioned Annexure-I so that necessary action can be taken at our end.

6. **Procedure for taking over physical possession by beneficiaries :**

(a) Make payment of outstanding dues along with Equalization Charges @10%, p.a. if any, as being communicated separately by Finance Directorate.

(b) Submit the following documents:

- I. Undertaking regarding the cost & loan(s) availed from the Financial Institution/HBA in **Annexure-I**. {<https://cgewho.in/PDF2016/ANNEXURE-I.pdf> or May refer to **Annexure-X** in the Scheme brochure.}
- II. Application for membership of Apartment Owners' Association/Society as per **Annexure-II**. {<https://cgewho.in/PDF2016/ANNEXURE-II.pdf> or May refer to **Annexure-XI** in the Scheme brochure.}
- III. An Acceptance & Undertaking on non-judicial stamp paper of Rs.100/- as per format of **Annexure-III**, duly attested by Notary Public or 1st class Magistrate {<https://cgewho.in/PDF2016/ANNEXURE-III.pdf> or May refer to **Annexure-XII** in the Scheme brochure.}
- IV. Special Power of Attorney (**applicable when beneficiary wishes to authorize someone else to take over possession of the DU, on his/her behalf**), duly registered/ notarized to be submitted in original. {May refer to **Annexure-VIII** in the Scheme brochure.}

7. **Registration of Sub-Lease Deed :** The process with regard to Registration of Tripartite Sub-lease Deed of respective DUs can be initiated after paying applicable stamp duty and registration fees with the local Sub-Registrar's Office. The detailed process along with the documents required for the registration process is web published.

8. After payment of the due amount and completing the procedure as mentioned at Para-6 above, a 'Possession Letter' will be issued in due course, with a copy to General/Project Manager, Greater Noida. This possession letter will entitle the beneficiary to execute the sub-lease deed and thereafter take possession of the flat from our General/Project Manager after signing the requisite Handing/Taking Over Certificate; enclosed with the Possession Letter; showing proof of identification.

In case, a beneficiary has authorized someone else to take possession on his/her behalf, the authorized person should carry a copy of the 'Special Power of Attorney' {refer to para-6(b)(iv) above} submitted for the purpose and any proof of his identification.

09. It may be noted that Possession Letter will be issued only after receipt of the full payment and duly filled Annexures I,II & III, as mentioned in para-6 above. Further, possession letter will not be issued, even if full payment has been received, but the required Annexures have not been submitted. Thus, it is in the interest of the beneficiary to forward the required documents prior to or along with final payment. CGEWHO's General/Project Manager at Greater Noida can be contacted at the under mentioned address:

Shri Raj Kumar Bhatia, General Manager Gr. Noida (Ph-I) Housing Project Kendriya Vihar, Greater Noida, U.P.	70422 80555 – Mobile 80760 05656 – Whatsapp Mail Id: rjkmbhatia@gmail.com
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10. After taking physical possession, beneficiary will have to make an application directly to NPCL for individual electricity connection and meter for their respective dwelling unit, enclosing a copy of Sub-lease deed entered with GNIDA/CGEWHO, as per the Rules & regulations of the NPCL. Application Form and Procedure to be followed for individual Power connection can be downloaded from NPCL's website [https://www.noidapower.com/Services/Online Applications#](https://www.noidapower.com/Services/Online%20Applications#) or [https://iwebapps.noidapower.com:8032/images/Domestic Form.pdf](https://iwebapps.noidapower.com:8032/images/Domestic%20Form.pdf)

11. This letter is issued with the approval of CEO/CGEWHO.

Yours faithfully,



Roshan Kishore
Asst. Director (Administration)
For Chief Executive Officer

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