



CENTRAL GOVERNMENT EMPLOYEES' WELFARE HOUSING ORGANISATION (CGEWHO)

M/o Housing & Urban Affairs (An ISO 9001:2015 Organisation)
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Best Price Ever **SALE Open to the General Public**

Announcement of Sale of Ready to Move Dwelling Units(DUs) in "Kendriya Vihar Phase-I & II at MOHALI HOUSING SCHEME TO The GENERAL PUBLIC ON "FIRST COME FIRST SERVE" BASIS AT Affordable cost i.e.Rs.2,997/- per SFT (SBA) onwards.

CGEWHO is an autonomous body of Govt. of India, under the aegis of Ministry of Housing & Urban Poverty Alleviation working on **No Profit No Loss** basis. A Housing project in Mohali consisting of 603 DUs constructed by CGEWHO in Phase-I and 615 DUs in Phase-II. The structure is RCC framed and multistoried towers. At present more than 800 families (Approx.) residing in the society. The project is located at Sunny Enclave, Sector – 125, Mohali. The phase -I & Phase-II of the project has been handed over to the Association of Apartment owners in April 2013 and July 2017 respectively. The Occupation Certificate of Phase-I & II has already received from the authority. Few DUs (ready to move flats) are available under all types of categories i.e.1BHK, 2BHK, 3BHK, 4BHK at very Affordable cost. The Allotment of DUs shall be made on **FIRST COME-FIRST SERVE** basis of applications received in CGEWHO HQ at New Delhi along with application/booking amount.

Brief about project/housing scheme are as under:

SALIENT FEATURES:

- ❖ **Ready to move** flats in Gated Society
- ❖ 24 hours potable water supply
- ❖ **DG Back-up** to all common area/Lift and amenities.
- ❖ A Multipurpose Community Centre
- ❖ Rain Water Harvesting System
- ❖ Kids play area with vast green area and **Ground Coverage of 16.46%**

HIGHLIGHTS:

- ❖ **No hidden charges**
- ❖ **No GST**
- ❖ No lock-in period for subsequent sale
- ❖ Quality control and Structural design vetted by Punjab Engineering College
- ❖ More than 800 families residing in the society
- ❖ Loan facility available from by all prominent Financial Institutions / Bank

ADDITIONAL BENEFITS/OFFER FOR LIMITED PERIOD: Additional work in all types of DUs like wooden & POP work etc as special offer is being offered as a special case for limited period.

Features: Sample flats of all type of DUs are ready with above additional work for your kind visit:

DETAILS OF DUs AND PRICE (Phase-I):

S.No.	Details of DUs	1BHK	2BHK	3BHK	4BHK
1	Super Area (in SFT)*	580.22	1,004.99	1,366.54	1,972.99
2	Price of DUs:				
	i) Ground Floor to 4 th Floor	18,65,407	32,31,043	43,93,426	63,43,163
	ii) 5 th Floor to 9 th Floor	18,01,583	31,20,494	42,43,107	61,26,134
	iii) 10 th Floor to 13 th Floor	17,38,919	30,11,955	40,95,520	59,13,051

DETAILS OF DUs AND PRICE (Phase-II):

S.No.	Details of DUs	1BHK	2BHK	3BHK	4BHK
1	Super Area (in SFT)*	574.64	1,000.42	1,355.88	1,962.53
2	Price of DUs:				
	i) Ground Floor to 4 th Floor	18,47,468	32,16,350	43,59,154	63,09,534
	ii) 5 th Floor to 9 th Floor	17,84,257	31,06,304	42,10,007	60,93,656
	iii) 10 th Floor to 13 th Floor	17,22,196	29,98,259	40,63,572	58,81,702

*Details of area (Phase 1 & II) is enclosed as **annexures-1**

Copy of layout plans of DUs of Phase -1 & II are enclosed as **annexure -2**

ADDITIONAL CHARGES: - AOA charges @1.5% of the total price of the DUs shall be levied extra.

Rebate: - If the allottee pays the total cost of the DUs within 45 days from the date of booking, rebate @2.5% shall be allowed.

Late/delay in payment: - If the allottee pays the due amount after the due date, interest @10% p.a. shall be levied for delayed period.

Cancellation/withdrawal Charges: - If the applicant does not pay the due amount of DUs within 90 days from the date of allotment, the booking amount is liable to be forfeited.

Maintenance Charges of Society: - The maintenance charges of the society shall be levied & collected by the Apartment Owners Association (AOA) in line with their charges & bye-laws and the same will be paid to the AOA after the physical possession of the DUs.

BOOKING AMOUNT (Phase-I & II):

Amount in Rs.

S.No.	Type of DUs	Application Fees (Non-Refundable)	Booking Amount (Adjustable in Allotment amount)	Total Amount to be deposited for booking of DUs
1	1BHK	500	60,000	60,500
2	2BHK	500	1,20,000	1,20,500
3	3BHK	1,000	1,80,000	1,81,000
4	4BHK	1,000	2,40,000	2,41,000

PAYMENT SCHEDULE:

S.No.	Particulars	Amount	Stage
1	On booking of DUs	As per above table	On submission of application form for booking of DUs
2	On Allotment	10% of total price minus application/booking amount	Within 30 days from the date of allotment letter.
3	90% of total price + AOA charges @1.5% of total price of DUs		Within 90 days from the date of allotment letter.

POSSESSION OF DUs:

The possession letter of DUs will be issued after receipt of total due payment. Thereafter physical possession of DUs shall be given within 90 days from the date of issue of possession letter after completion of the additional work (free of cost as festive offer as per advertisement to be released on 22nd Oct.23) in the flat by the contractor.

REGISTRATION OF DUs:

The allottee will have to get the title deed of conveyance & registration executed within 1 months from the date of physical possession taken over by the allottee of his/her individual dwelling unit. The format of the title deed and registration of DUs is available with the CGEWHO authorised project site official as per details below:

Sh Bant Singh, GM (Projects)

Mobile no.-09357303479

For Further details please contact:

1) Sh Bant Singh, GM(Projects)

Mobile No.: 9357303479

2) Sh. Chandan Singh

Mobile No. :7065044986

SCHEME BROCHURE

For further details visit website www.cgewho.in & download CGEWHO Rule's with Application form or obtain "CGEWHO Rules Brochure" From site office - Shri Bant Singh, Project Manager M-09357303479, at Sector – 125 Sunny Enclave, Mohali, or from Head Office at New Delhi by paying Rs.100/-
