



Central Government Employees Welfare Housing Organization

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To

THE BENEFICIARIES OF BHUBANESWAR (PHASE-I) HOUSING SCHEME.

Subject : Writ Petition 2103, 2532, 2533 & 2534 before the Hon'ble Odisha High Court challenging the Sale consideration of registered title deed(s) of Dwelling Unit in CGEWHO's Bhubaneswar (Phase I) Housing Scheme.

Sir/Madam,

The above Writ Petition(s) are pending before the Hon'ble Odisha High Court filed by 54 beneficiaries out of which 28 had already executed & registered their Title Deed(s), some of them have availed housing loan either from government department or from Bank(s) and four are second owner(s). They have disputed/challenged (i) cost of land component being mentioned in NOC etc. & (ii) price of parking(s) thus the sale consideration which are being mentioned in the title deed as per costing done by Sub-Registrar Office of Government of Odisha. Whereas the SRO was not made party in above four writs.

2. Thus, process of registration of title deed is under judicial consideration/scrutiny due to disputed sale consideration. The Hon'ble Court will take its time to dispose of the Writ(s) against the sale consideration and the consensus ad-idem for the existence of the title deed(s). At this juncture, registration of title deed appears to be interfering with judicial proceeding(s) that may lead to contempt of court or lead to unfavourable decision/order for the organization.

3. In view of the above, execution and registration of title deed(s) of Bhubaneswar Phase-I Project is kept in abeyance till disposal of the above writ(s) or any direction from Hon'ble Odisha High Court to CGEWHO. Inconvenience caused, if any, is regretted. **This is applicable for those beneficiaries who had yet not registered their flat/parking.**

Yours faithfully,

Encl. : List of Petitioner(s)

M K Maity
Dy. Dir. (Admn.)
For Chief Executive Officer

Sl	Regn No	Name of the beneficiary	Flat No	Block	Regn Status	Loan Status	WP NO/YR
1	BHC0687	DR PRADEEP KUMAR NAIK	37	C3	YES	Loan clear	2103/2019
2	BHC0830	JADUMANI JENA	11	C1	YES	No loan	
3	BHC0819	PRAHALLAD LENKA-LEADER	45	C3	NO		
4	BHC0796	TAPASWINI PATTNAIK	31	C2	NO	DELETION ORDERED BY HIGH COURT	
5	BHC0689	MANOJ KUMAR SUBUDHI	3	C1	NO		
6	BHC0609	SAILENDRA NATH DAS	40	C3	NO		
7	BHC0818	BHUBAN MOHAN BARAL	5	C1	NO		
8	BHC0691	PRABHAT KUMAR MISHRA	23	C2	NO		
9	BHC0674	BAMDEV DASH	1	C1	NO		
10	BHC0861	DR NIRUPAMA JENA	48	C3	NO		
1	BHD0703	SANKASAN NAYAK	3	D1	YES	loan-CAN BK BBSR[15.00]	2532/2019
2	BHD0618	DR SATYARANJAN DAS	4	D1	YES	Loan clear	
3	BHD0660	DR RAMESH CHARNDRA MOHANTY	16	D1	YES	No loan	
4	BHD0651	PRAMOD KUMAR PADHY-LEADER	9	D1	NO		
5	BHD0692	AVINASH CHOUDHURY	17	D2	NO		
6	BHD0622	ANTARYAMI PRADHAN	44	D3	NO		
7	BHD0737	GURDEEP SINGH MASTANA	22	D2	NO		
8	BHD0626	SATYAM SHIVAM SUNDRAM PATTANAİK	32	D2	YES	Purchased from Dinabandhu Jena	
9	BHD0681	DR. MANAS RANJAN BISWAL	10	D1	YES	Purchased from Harihar Jha	2533/2019
1	BHA0014	Mohammed Asif Zake	26	A2	YES	Loan availed	
2	BHA0913	PITABAS SATAPATHY-LEADER	13	A1	NO		
3	BHA0803	Susanta Kumar Panigrahi	9	A1	NO		
4	BHA0888	Manas Kumar Mohapatra	25	A2	NO		
1	BHB0790	Abhaya Kumar Das	107	B7	YES	loan-SBI BBSR[10.62]	
2	BHB0720	Debananda Sahoo	75	B5	YES	Loan availed	
3	BHB0822	Dillip Kumar Mangaraj	41	B3	YES	Loan availed	
4	BHB0827	Kanchan Kumar Nayak	64	B4	YES	Loan Clear	
5	BHB0847	Bana Bihari Sahu	112	B7	YES	Loan Clear	
6	BHB0881	Binod Bihari Karchoudhury	68	B5	YES	Loan Clear	

7	BHB0891	Anubinda Mohanty	74	B5	YES	Loan Clear
8	BHB0876	Narayan Prasad Sahoo	72	B5	YES	Loan Clear
9	BHB0849	Sarat Chandra Patra	109	B7	YES	Loan Clear
10	BHB0820	Bansidhar Sahu	12	B1	YES	Loan Clear
11	BHB0826	Paramananda Sahoo	52	B4	YES	No loan
12	BHB0858	Dr Prabhat Kumar Tripathy	80	B5	YES	No loan
13	BHB0899	Dr Debendra Sahoo	32	B2	YES	No loan
14	BHB0837	Dilip Kumar Jena	39	B3	YES	No loan
15	BHB0884	Kanchan Bala Samal	44	B3	YES	No loan
16	BHB0911	Baishnab Charan Mohanta	18	B2	YES	
17	BHB0816	Ajaya kumar Pujari	92	B6	YES	
18	BHB0886	Ramesh Chandra Nayak-LEADER	79	B5	NO	
19	BHB0889	Subash Chandra Rout	81	B6	NO	
20	BHB0885	Subrata Praharaj	1	B1	NO	
21	BHB0862	Sunil Kumar Biswal	67	B5	NO	
22	BHB0860	Ashwini Kumar Mohanta	46	B3	NO	
23	BHB0834	Durga Prasad Gouda	85	B6	NO	
24	BHB0936	Nikunja Kishore Nanda	94	B6	NO	
25	BHB0842	Usha Rani Udgata	62	B4	NO	
26	BHB0838	Satyanarayam Nanda	111	B7	NO	
27	BHB0856	Santosh Kumar Panda	65	B5	NO	
28	BHB0896	Umesh Ch Jena	26	B2	NO	
29	BHB0815	Subrat Kumar Jena	59	B4	YES	loan- HBA[7.00] +SBI[6.63]
30	BHB0867	Sanjulata Sahoo	61	B5	YES	Purchased from M K Laxmi Chand Pranab
31	BHB0854	Smt Geetanjali Mohapatra	63	B4	YES	Purchased from BB Sethi



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No.BHC0796

By Mail

11th April 2019

To,
Ms Tapaswini Pattnaik,
Mumbai-400 072.

Sub:- Writ Petition 2103, 2532, 2533 & 2534 before the Hon'ble Odisha High Court challenging the Sale consideration of registered title deed(s) of Dwelling Unit in CGEWHO's Bhubaneswar (Phase I) Housing Scheme.

Madam,

This has reference to your mail dated 15/03/2019, enclosing an order of the Hon'ble Odisha High Court. The same was forwarded to our panel counsel for expert opinion thr. CGEWHO's legal cell and you are being informed on the basis of legal opinion sought.

2a. The above mentioned FOUR Writ Petition(s) are pending before the Hon'ble Odisha High Court filed by 52 member-litigants out of which few have executed & registered their Title Deed(s), and/or few are in process, few have availed housing loan either from government department or from Bank(s) and also few are second owner(s). They have disputed the sale consideration in the title deed on account of (i) cost of land component and (ii) cost of parking(s) as well.

2b. Ms Tapaswini Pattanaik, litigant-beneficiary, subsequently moved an application for deletion of her name before the Hon'ble Odisha High Court which during the course of the hearing was allowed only to the extent that the remaining parties subsisted with the same cause of action. The Hon'ble Court has yet not disposed the Writ(s) against the consideration and the consensus ad-idem for the existence of the title deed(s). Thus, the above mentioned matters have become sub-judice which means that it is under judicial consideration/scrutiny. Any action undertaken which appears to be interfering with judicial proceeding(s) may lead to contempt of court or lead to unfavourable decision for the organization. When a petitioner institutes a suit in a court and thereby seeks a remedy to be given to her under law, she can not avail the benefit otherwise till the matter is under trial or being considered by the court or till the final disposal/outcome of the court.

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3. The present case involves an immovable property and the transfer of the same is in question while the above said petition is still pending. Hence, the registration of title deed in respect **flat No C2/31** with Car Parking **CS-158** in Kendriya Vihar, Bhubaneswar-I in the name of petitioner would not be possible till the time court does not pass a judgment in the above matter or a miscellaneous application filed by the petitioner seeking a clarification on whether the title deed may be registered or the sale consideration is valid or not ?

4. In view of the above, you need to take action as per the para-2 and 3 above and approach, thereafter, to CGEWHO again for necessary action at our end .

Yours faithfully,

M K Maity
Dy. Dir. (Admn.)
For Chief Executive Officer