



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

छठा तल, ए खण्ड, जनपथ भवन,
जनपथ, नई दिल्ली-110001
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No. A-406/3

June 24, 2016

**TO
ALL BENEFICIARIES OF BHUBANESWAR (PHASE-I) HOUSING SCHEME.**

Subject : Registration of individual Deed of Assignment for Flat(s) / Parking(s) in CGEWHO's (Phase I) Housing Scheme at Begunia Berehi, Bhubaneswar.

Sir/ Madam,

You may be aware that most of the beneficiaries has taken over their respective Dwelling Units and the Elected AOA has also commenced the maintenance of the Complex. In view of the above, we are pleased to inform you that the registration of 'Title Deed' of individual dwelling unit and parking(s) has now been commenced in co-ordination with the Kendriya Vihar Residents Welfare Association; Bhubaneswar. The Beneficiaries of Kendriya Vihar Bhubaneswar (Phase I) Scheme are now required to get their Flat/Parking registered at their convenience. Type wise financial implications (Tentative) and procedure for registration are given in the Table below and subsequent para(s).

Table

FINANCIAL IMPLICATION FOR EXECUTION & REGN OF OF TITLE DEED IN CGEWHO's BBSR-I PROJECT							
TYPE OF FLAT	SUPER BUILT-UP AREA (IN SQ.FT.)	CGEWHO's FINAL COST OF (in Rs.)		Stamp Duty @5% (in Rs.)	Registration Fees @2% (in Rs.)	E-Registration Charge	TOTAL (in Rs.)
		FLAT ONLY	FLAT WITH 1 CAR PARKING				
1	2	3a	3b	5	6	7	8
A(1BHK)	582	966120	NA	48306	19322	800	68428
A(1BHK)	582	NA	1114120	55706	22282	800	78788
B(2BHK)	1081	1794460	NA	89723	35889	800	126412
B(2BHK)	1081	NA	1942460	97123	38849	800	136772
C(3BHK)	1377	2285820	NA	114291	45716	800	160807
C(3BHK)	1377	NA	2433820	121691	48676	800	171167
D(4BHK)	1677	2783820	NA	139191	55676	800	195667
D(4BHK)	1677	NA	2931820	146591	58636	800	206027

Note : Facilitation & other Misc./incidental Charges for advocate will be extra.

2. Beneficiaries are, also requested to carry/follow all documents/instruction given in the page : 2.

- a) All the persons whose names are to be mentioned in the sale deed are required to be physically present on the date of registration.
- b) Four colored passport size photographs of each signatory to the sale deed are required, with original PAN CARD/Election I Card/Driving License and photocopy thereof issued by the concerned Authority.
- c) Two number of Plans(s) of flat from Technical Brochure.
- d) Two sets of sale deed – one set typed on stamp paper & One set Photo copy (duly signed in original).
- e) First Allotment Letter, all payment receipts, Final Call-up Letter, Possession Cum Occupation Letter and Handing/Taking over Certificate (of dwelling unit and parking) along with **Annexure-I** (for details of loan availed enclosed) submitted to CGEWHO before issuance of Possession Letter.
- f) Joint registration can only be made after obtaining a 'NOC' from Bank/Department, in case of any housing loan availed.
- g) Make provision for sufficient fund for clearing the outstanding liability in order to obtain "**No Due Certificate**" from the Kendriya Vihar Residents Welfare Association .
- h) Original Share Certificate issued by the Kendriya Vihar Residents Welfare Association in favour of allottee(s) , if any.
- i) The amount for stamp duty, registration charges (**to be paid in cash**).

3. All the beneficiaries are required to pay the up-to-date maintenance charges of your flat or any arrear on any account in order to obtain '**NO DUES CERTIFICATE**' from the Kendriya Vihar Residents Welfare Association, Bhubaneswar (Phase I).

4. Documents mentioned in Para-2 should be handed over to CGEWHO's representative Md Enamul Haque, AAO- Bhubaneswar Project (M-9040256728). Md Enamul Haque will take 7 working days for processing and verifying the records and documents. However a stay of 3-4 days may be required for completion of the registration process.

5. For any further clarification, you may contact Md Enamul Haque, AAO- Bhubaneswar Project, CGEWHO, (Mobile 9040256728). In order to facilitate registration process, you may contact Advocate **Shri Sanatan Pani (9437515195/9861242540)** alternatively Advocate **Shri Suresh Ch Sahoo (9487404292)** who will charge/quote their professional fees separately and there is no binding to utilize the services of above advocate(s) mandatorily from CGEWHO.

Yours faithfully,

Encl. : As stated

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

CC to :
The President, Kendriya Vihar-I
Residents Welfare Association
CGEWHO Complex, Begunia Berehi
Post-Janla, Bhubaneswar-752054.

Annexure-I

REQUEST FOR REGISTRATION

(To be submitted by the allottee) to
Project Manager, Bhubaneswar-I)

To,

Chief Executive Officer
Central Government Employees Welfare Housing Organisation
Janpath Bhawan, 6th Floor, 'A' Wing, Janpath
New Delhi-110001

Sub : **Request for Registration of Dwelling Unit No. _____ under Bhubaneswar-I Housing Scheme.**

Dear Sir,

The details of the undersigned and the allotted dwelling unit is as under:-

NAME : _____
DESIGNATION _____ OFFICE _____
REGISTRATION NO. _____ NAME OF SCHEME _____
BLOCK NO. _____ FLAT NO. _____ FLOOR _____ CAR/SCOOTER PARKING NO. _____
CORRESPONDENCE ADDRESS _____
TELEPHONE NO. _____ MOBILE _____ EMAIL _____

2. I understand that the cost by CGEWHO is tentative and accordingly. I undertake to pay or receive the difference, if any, on completion of the final costing by CGEWHO.

I also inform you that I have raised the following loans to finance the said dwelling unit:

<u>PARTICULARS</u>	<u>LOAN A/C NO</u>	<u>AMOUNT</u>
House Building Advance	_____	_____
Loans from Banks (Name of the Bank)	_____	_____
Loans from other financial institution (State the name of the institution)	_____	_____

4. I have checked the present address of the Bank/Financial Institution and request that the original title deeds of the property may please be sent to _____ (Head of the Financial institution) at the following address under intimation to me.

OR

The loan availed by me mentioned above has already been repaid to the above mentioned institutions. No Dues Certificate No. _____ Dated _____ from all the institutions are attached.

OR

I did not avail any loan to finance this flat either from my Department or from any other Financial Institution.

Thanking you,

Yours faithfully,

Signature of the beneficiary : _____

Date : _____

Name of the Beneficiary : _____

