

No. A-504/1
18/01/2010.

UPC

Date :

TO THE BENEFICIARIES OF LUCKNOW HOUSING SCHEME.

Subject : Registration of individual **Title Deed** for dwelling unit(s)/flat and/or parking(s) in favour of beneficiaries of CGEWHO's **Lucknow Housing Scheme** at Janki Puram Extension, Lucknow.

Sir/Madam,

CGEWHO is pleased to inform you that the registration of **Title Deed** of individual dwelling unit/flat and/or parking, (if allotted) was commenced in co-ordination with the Kendriya Vihar Apartments Welfare Society (KVAWS), Lucknow, during Jan'2010.

2. U P State Government evaluate cost of each flat/dwelling unit for imposition of stamp duties by its own departmental method of valuation. The two costs (**CGEWHO's cost** of flat Vs **cost calculated by UP State Govt.**) is compared and stamp duties are imposed on '**whichever is higher**' whereas cost of flats as per CGEWHO will be indicated in the **title deed**. According to above method, the financial implications {stamp duties-6% for female upto 10.00 lakh & 7% for male, registration and other misc. charges} for each type of flat are mentioned in the [annexed sheet for MALE and FEMALE registrants separately](#) (displayed in our website <http://www.cgewho.nic.in/>).

3. Beneficiaries are required to produce /carry the following documents for registration :

- (a) Beneficiaries and its co-owner(s) whose names are to be mentioned in the Sale Deed are required to be **physically present** on the date of registration, giving a clear one week time to CGEWHO's Lucknow Project Office.
- (b) **Three No(s)** coloured Passport size (4cm x 5cm) **photographs** of each signatories to sale deed are required with **PAN Card** issued by Income Tax Authority.
- (c) **Proof of Identity** of the beneficiary or its co-owner(s) in **original**. {Any one of these documents like Driving License or Passport or PAN Card or Election Comm.'s Identification Card or State/Central Govt.'s Identity Card with photograph}.
- (d) **Two No(s) photograph** of postcard size of **entrance of the dwelling unit/flat** is required for registration.
- (e) **Allotment letter, all payment receipts, Final call up letter, Possession cum Occupation letter and Handing/Taking over Certificate** (of dwelling unit/flat and parking still) along with **Annexure-I (for details of loans availed)** submitted to CGEWHO before issuance of possession letter.
- (f) **No Due Certificate** from **Kendriya Vihar Apartment Welfare Society (KVAWS)**, Lucknow . or sufficient fund for clearing the outstanding liability (**See para-4 of this letter**).
- (g) All payments are required to be made in cash. For clarifications, you can talk to the local advocate **Shri Dinesh Dwibedi {Phone : 09415197946}**.

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4. All the beneficiaries are required to pay the up-to-date *Maintenance Charges* [mailto: @Rs.600/=PM for type 'A' and 'D' & @Rs.800/=PM for type 'B' and 'C' as per circular dated 17/12/2009 of KVAWS, Lucknow w.e.f. January'10](#) } to KVAWS, Lucknow prior to registration of the dwelling unit/flat in order to obtain a **No Due Certificate** from KVAWS, Lucknow.

5. Beneficiaries are requested to intimate their availability at Lucknow for registration giving a clear two week's time to our Lucknow Office However, a stay of 3-4 days in Lucknow may be required for completion of the registration process.

6. For any clarifications further, you may contact advocate, **Shri Dinesh Dwibedi {12/349, Indira Nagar, Sector-12, Lucknow-16. Phone : 09415197946}** or **Shri Gagan Gupta, Project In Charge of Lucknow Project** Phone: **09936410230** (Mobile).

7. Please ignore this letter in case you have already executed and registered the title deed of your flat and/or parking, if allotted.

Yours faithfully,

Encl. : As stated

M K Maity
Deputy Director (Administration)
For Chief Executive Officer

cc to :

Shri Gagan Gupta,
Project In Charge,
House No.10/49,
BAHAR, Janaki Puram,
Lucknow-226 021.

For information and necessary action.

President/Secretary,
Kendriya Vihar Apartment
Welfare Society,
Kendriya Vihar, Sector-6,
Janaki Puram Extension,
Lucknow-226 021.

For information and necessary co- ordination please