



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

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No. A-509/3

July 07, 2015

**TO
ALL BENEFICIARIES OF (PHASE-II HOUSING SCHEME**

**Subject : Registration of individual Deed of Assignment for Flat(s) / Parking(s) in
CGEWHO's (Phase II/REVISED) Housing Scheme, Sector-37, Jagatpura, Jaipur,
Rajasthan**

Sir/ Madam,

We are pleased to inform you that the registration of "Sale Deed" of individual dwelling unit and parking space(s) has now been commenced in co-ordination with the Kendriya Vihar-II Housing Society. The Beneficiaries of Kendriya Vihar Jaipur (Phase II/REVISED) Scheme are required to get their Flat/Parking registered after taking over peaceful physical possession of respective dwelling unit. Type wise revised w.e.f. 27/06/2015 financial implications and procedure for registration are given vide Annexure-A (Enclosed)

2. Beneficiaries are, therefore, requested to carry/follow all documents/instruction given herein under :

- 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) Two numbers 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) submitted to CGEWHO before issuance of Possession Letter.
- f) Make provision for sufficient fund for clearing the outstanding liability in order to obtain "**No Due Certificate**" from the Kendriya Vihar -II, Apartment Owner's Welfare Association .
- g) Original Share Certificate issued by the Kendriya Vihar -II Apartment Association in favour of allottee(s) , if any.
- h) The amount for stamp duty, registration charges (**to be paid in cash**), Advocate's fees and other miscellaneous charges, if any, as per **Annexure - A**.

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 -II, Apartment Owner Welfare Association, Jaipur (Phase II).

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4. Further, documents mentioned in Para-2 should be handed over to CGEWHO's representative Shri Manoj Jaiswal, AAO- Jaipur Project or to the Advocate Shri Babu Lal Chaudhary (M-9929834376,9829208285 or & Shri Jagdish Sharma, Asstt of Advocate 9352176792. Shri Jaiswal will take 7 working days for processing and verifying the records and documents. Beneficiaries are required to intimate their availability at Jaipur for registration giving a clear one week's time to Shri Jaiswal , AAO – Jaipur Project (MOBILE NO.09829819078), SO THAT THE EXACT DATE ON WHICH HE/SHE IS REQUIRED TO BE PRESENT AT Jaipur may be confirmed. However a stay of 3-4 days may be required for completion of the registration process.

5. For any further clarification, you may contact Shri Manoj Jaiswal, AAO- Jaipur Project, CGEWHO, (MOBILE NO. 09829819078). Hiring the services of advocate (Shri Babu Lal Chaudhary) as mentioned above is not mandatory, beneficiary may take services of any other advocate of his own choice.

Yours faithfully,

Encl.: As above

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

CC to :
The President, Kendriya Vihar-II
Apartment Owner Welfare
Association (Regd.)
Jaipur-II, Rajasthan.

- For Information and further necessary action please.

JAIPUR (PHASE II)/REVISED HOUSING SCHEME

REVISED FINANCIAL IMPLICATION FOR EXECUTION & REGN OF TITLE DEED IN CGEWHO'S JAIPUR-II PROJECT (w.e.f. 27/06/2015)

TYPE OF FLAT	SUPER BUILT-UP AREA IN SQ.FT.	SUPER BUILTUP AREA IN SQ.MT.	FLOOR	COST AS PER RAJASTHAN GOVERNMENT				CGEWHO's FINAL COST		MALE		FEMALE	
				Cost of Constn. @Rs.900/- per Sq. Ft.	DLC rate as per Note below #	Cost of flat	Cost of Flat with one Car Parking(2.00 LAKH)	Cost of Flat	Cost of Flat with one Car Parking	Cost of Flat	Cost of Flat with one Car Parking	Cost of Flat	Cost of Flat with one Car Parking
										Stamp duty @ 5% & surcharge @10% on SD & 1% Regn Fees with Rs.300 CSI Fees		Stamp duty @ 4% & surcharge @10% on SD & 1% Regn Fees with Rs.300 CSI Fees	
A(1BHK)	660.96	61.42	1st & 2nd Flr	594864	294816	889680	1089680	1298125	1478125	84800	96500	70500	80200
			Upper Flr(s)	594864	245680	840544	1040544	1298125	1478125	84800	96500	70500	80200
B(2BHK)	1092.19	101.5	1st & 2nd Flr	982971	487200	1470171	1672171	2145061	2325061	139800	151500	116200	125900
			Upper Flr(s)	982971	406000	1388971	1588971	2145061	2325061	139800	151500	116200	125900
C(3BHK)	1454.5	135.17	1st & 2nd Flr	1309050	648816	1957866	2157866	2856638	3036638	186100	197800	154600	164300
			Upper Flr(s)	1309050	540680	1849730	2049730	2856638	3036638	186100	197800	154600	164300
D(4BHK)	1785.6	165.94	1st & 2nd Flr	1607040	796512	2403552	2603552	3506918	3686918	228300	240000	189700	199500
			Upper Flr(s)	1607040	663760	2274800	2474800	3506918	3686918	228300	240000	189700	199500

Note : The DLC rate is Rs.8000/= per Sq. Mtr; 60% of it being considered upto 2nd Flr. & 50% for Upper Flr(s)

Note : Cost of covered car parking space under stilt/basement is Rs.180000/-. In case of female, 1% rebate in stamp duty is offered.

