



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-406/5

By Post/Web

Date :01/05/2015

TO ALL BENEFICIARIES OF MEERUT (PHASE-I) HOUSING SCHEME

Subject : Registration of individual Deed of Assignment for Flat(s) / Parking(s) in CGEWHO's Meerut (Phase I) Housing Scheme, Kankarkhera , Meerut, UP.

Sir/ Madam,

We are pleased to inform you that the registration of "Sale Deed" of individual dwelling unit /parking(s) space has now been commenced in co-ordination with the Kendriya Vihar Meerut Housing Society Ltd. Meerut, UP. The Beneficiaries of Kendriya Vihar Meerut Scheme are required to get their Flat/Parking registered after taking over peaceful physical possession of your unit.

2. Type wise financial implications and procedure for registration are given herein under: -

<u>TYPE WISE FINANCIAL IMPLICATION FOR REGN OF FLATS IN CGEWHO's MEERUT(Ph-I) PROJECT.</u>											
TYPE OF FLAT	FLOOR	AREA IN M ²			CGEWHO's FINAL COST OF FLAT Without car parking (in Rs.)	PRICE OF STATE GOVT AS PER CIRCLE RATE @ (rounded off in '000)		Stamp Duty@ 7 % upto 3rd Flr & 6.65% for higher Flr. FOR MALE		REGISRA TION FEES (To be paid in cash) (in Rs.)	
		Covered Area in M ²	Common Area in M ²	SUPER AREA in M ²		Rs.23200/= per M ² with covered car parking (in Rs.)	Rs.22600/= per M ² without covered car parking (in Rs.)	with covered car parking (in Rs.)	without covered car parking (in Rs.)		
1	2	3	4	5=(3+4)	6= Final Call Ltr	7=(5x2320 0)	8=(5x2260 0)	9	10	11	
A	UPTO 3RD FLR	49.49	19.41	68.9	1277243	1599000	1558000	112000	109100	10100	
	ABOVE 3RD FLR							106400	103700		
B	UPTO 3RD FLR	89.21	13.39	102.60	1850071	2381000	2319000	166700	162300	10100	
	ABOVE 3RD FLR							158500	154300		
C	UPTO 3RD FLR	118.97	17.85	136.82	2412097	3175000	3093000	222300	216500	10100	
	ABOVE 3RD FLR							2111200	205700		
D	UPTO 3RD FLR	153.95	25.75	179.7	3331438	4170000	4062000	292000	284300	10100	
	4th FLR							277300	270200		
	5th FLR							278000	271000		

Note : Cost of covered car parking of CGEWHO is Rs.1,50,000.00; In case of female, 1% rebate in stamp duty is offered subject to a limit of Rs.10000.00; For payment of stamp duty thr. electronic mode; please see Annexure-1 as provided by the Advocate. For the purpose of duty calculation, common area has been taken as per CGEWHO or 15% whichever is higher.

3. 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 Licence and photocopy thereof issued by the concerned Authority.
 - c) Two numbers photographs of flat to be taken at site. {Likely to be arranged by the advocate and covered under his fee}
 - d) Two number of Plans(s) of flat from Technical Brochure issued to all beneficiaries.
 - e) Three sets of sale deed – one set typed on stamp paper & Two sets Photo copies (duly signed in original).
 - f) 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.
 - g) Make provision for sufficient fund for clearing the outstanding liability in order to obtain “**No Due Certificate**” from the Kendriya Vihar -1, Apartment Owner’s Welfare Association .
 - h) The amount for stamp duty, registration charges (**to be paid in cash**), Advocate’s fees and other miscellaneous charges, if any, as per Para-2.
4. All the beneficiaries are required to pay the up-to-date maintenance charges of their flat or any arrear on any account in order to obtain “**NO DUES CERTIFICATE**” from the Kendriya Vihar-1, Apartment Owner Welfare Association, Meerut.
5. Documents mentioned in Para-3 should be handed over to CGEWHO’s representative Shri L P Khandelwal, AAO which may take at least seven working days for processing and verifying the records. So, beneficiaries are required to intimate their availability at Meerut for registration giving a clear one week’s time to Shri L P Khandelwal, AAO-(***Mobile No.09868150739***), so that the exact date on which he/she is required to be present at Meerut may be confirmed. However a period of another 3-4 days may be required for completion of the registration process.
6. For facilitation of the registration process, you may avail the services of Shri Arun Sharma, Sr. Advocate, (M-09837308823 / 09897864876 / 09837514789 or ***arpit_propertyconsultant@yahoo.com***) engaged for this purpose by the Kendriya Vihar-1, Apartment Owner Welfare Association, Meerut who will be charging Rs.2500/= for his services. **The service and fees of the advocate is optional not mandatory.**

Encl. : As above

See : **Annexure-1 for e-payment stamp duty**

CC to :

The President, Kendriya Vihar-1
Apartment Owner Welfare Association,
Meerut, UP

Yours faithfully,

M K Maity
Dy. Director (Admn)

- For information For Chief Executive Officer

Stock Holding Corporation of India Limited
{All India Integrated Financial Services}

Bank Account Details for RTGS/NEFT for E-Stamping :

Account Name : STOCK HOLDING CORPORATION OF INDIA LTD ESTAMPING UP

Bank Name : HDFC BANK LIMITED

Branch Name : SANDOZ HOUSE, MUMBAI

Account Number : SHCINL4851092

IFSC CODE : HDFC0000240