



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,
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No.A-406/5

By Post/Web

Date : 17-05-2018

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,

This is continuation of our letter of even reference dated 01/05/2015 & 01-11-2015 vide which the registration process of flat(s) under Meerut (Phase I) Housing Scheme was commenced and most of the beneficiaries have executed the Conveyance Deed of their respective dwelling unit.

2. It is once again informed to the beneficiaries' who have not yet executed the Title Deed of their flat, to get their flat registered at the earliest. Since, the Sub-Registrar's office is going to impose huge penalty [see the news item in the Local daily in Hindi *]. Procedure and formalities to be done for execution of Deed will be available with **Shri L P Khandelwal, AAO- representative of CGEWHO - (Mobile No.09868150739)**. However, a period of One Week is required for preparation of the documents under supervision/guidance of Sr. Adv. Shri Arun Sharma (Mob:9837308823/9897864876, email : sharmarobin16@gmail.com/arpit_propertyconsultant@yahoo.com) engaged for this purpose by AOA - Kendriya Vihar, Meerut. Type wise Financial Implication for registration is given herein under :-

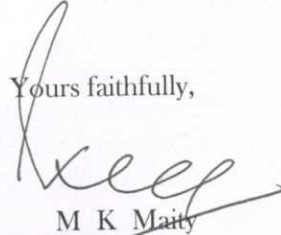
TYPE WISE FINANCIAL IMPLICATION FOR REGN OF FLATS IN CGEWHO's MEERUT(Ph-I) PROJECT.										
TYPE OF FLAT	FLOOR	AREA IN M ²			CGEWHO's FINAL COST OF FLAT Without car parking (in Rs.)	PRICE OF STATE GOVT AS PER CIRCLE RATE @ (rounded off in '000)		Stamp Duty@ 7 % upto 3rd Flr & 6.65% for higher Flr. FOR MALE		REGISTRATION FEES (To be paid in cash) (in Rs.)
		Covered Area in M ²	Common Area in M ²	SUPER AREA in M ²		Rs.26880/= per M ² with covered car parking (in Rs.)	Rs.26160/= 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=(5x26880)	8=(5x26160)	9	10	11
A	UPTO 3RD FLR	49.49	19.41	68.9	1277243	1853000	1803000	129800	126300	20100
	ABOVE 3RD FLR							123300	119900	
B	UPTO 3RD FLR	89.21	13.39	102.60	1850071	2758000	2685000	193100	188000	20100
	ABOVE 3RD FLR							183500	178600	
C	UPTO 3RD FLR	118.97	17.85	136.82	2412097	3678000	3580000	257500	250600	20100
	ABOVE 3RD FLR							244600	238100	
D	UPTO 3RD FLR	153.95	25.75	179.7	3331438	4831000	4701000	338200	329100	20100
	4th FLR							321300	312700	
	5th FLR							322100	313500	

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 details as provided by the Advocate at next page.
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 :
- All the persons whose names are to be mentioned in the sale deed are required to be physically present on the date of registration.
 - Two numbers colored passport size photographs of each signatory to the sale deed are required, with original PAN CARD/Election I Card/Adhar Card and photocopy thereof issued by the concerned Authority.
 - Two numbers photographs of flat to be taken at site.
 - First Allotment Letter, 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.
 - Make provision for sufficient fund for clearing the outstanding liability in order to obtain "**No Due Certificate**" from the Kendriya vhiar -1, Apartment Owner's Welfare Association .
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 shown to CGEWHO's representative Shri L P Khandelwal, AAO for further verification with the CGEWHO records which may take at least seven working days. Thereafter, beneficiaries are required to intimate their availability at Meerut for registration giving a clear Two 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.

* PTO

Yours faithfully,



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

CC to :
The President, Kendriya Vihar-1
Apartment Owner Welfare Association, - For information
Meerut, UP

P.S. Details for payment of Stamp Duty through electronic mode is as under :-

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