

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

{An autonomous body under M/o Housing & Urban Affairs}

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A-520/2

Date: 03-02-2022

**To,
The beneficiaries of Greater Noida (Phase-I) Housing Scheme.**

Subject : Pre-intimation towards Offer of possession in Greater Noida (Phase I) Housing Scheme : reg.

Dear Beneficiary,

This is in continuation to CGEWHO's letter of even reference dated 22nd June 2021, through which intimation of specific flat/floor allotment was forwarded to all beneficiaries. The allotment was made through a draw of lots held on 12-14th March 2021 near Project Site by the **Draw Committee** in the presence of large number of beneficiaries who were invited to participate and witness the draw in person or through his/her representative vide an intimation-cum-invitation letter. Subsequently, the result of draw was web published in www.cgewho.in.

2. CGEWHO has already applied for 'Occupancy Certificate' to Greater Noida Industrial Development Authority (GNIDA) after completing the works as required by the statutory authorities. However, the handing over peaceful physical possession of the flat(s) shall be initiated only after receiving 'Occupancy Certificate' from the GNIDA and registration of the sub-lease deed of the apartment which is mandatory as per the **Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act 2010.**⁽¹⁾ This communication is being issued to all the beneficiaries; so that they can plan/mobilize for interior works, perform house warming ceremonies and other activities in their respective Dwelling Unit(s).

3. The process of energization of transformer is likely to be finished soon for connecting the required common area(s) of Kendriya Vihar Complex; Greater Noida. Moreover, Noida Power Company Limited (NPCL) will seek a copy of sub-lease deed in favour of owner(s) before installation of individual Electric Meter for electricity connection.

4. CGEWHO has worked out a pre-final costing of the DU(s) based upon the actual expenditure incurred as well as provision made for future expenditure up to the closure of the project. The following sale proceeds have been credited to the project while calculating pre-final cost subject to realization of payments:

- a) The sales proceeds of 23 Shops, Nursery School, Nursing Home and the anticipated value of 25 unsold shops amounting to Rs.35.05 crore has been credited to the project.
- b) **Rs.12.75 crore** has been credited to project against anticipated sale of **425 parking(s)**.

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It is relevant to mention that in case of any shortfall in realization of revenue receipt as mentioned in para-4(a) & 4(b) the cost of project shall also vary to that extant and the variation of the cost will be demanded from the beneficiaries in due course.

Keeping in view the above mentioned facts and additional cost on account of statutory levies, GST & escalation, **7.39% increase** (as shown in the table below) has been worked out in the project cost besides Apartment Owner's Association charges will be one & half percent as per CGEWHO Rule.

Table

Type of Dwelling Unit/NDs	Super built-up area (in sft.) as mentioned in			Announced Cost @3719 per sft. (in Rs.)	Adjusted Cost @3719 per sft. (in Rs.)	6 th & Final Instalment @275 per sft. (in Rs.)	Pre-Final Cost @3994 per sft. (in Rs.)	ADA Charges @ 1.5% (in Rs.)	Amount Demanded (in Rs.)
	Scheme Brochure	Technical Brochure	Difference						
1	2	3	4=2-3	5=2x3719	6=3X3719	7=3X275	8=6+7	9=1.5%x8	10=8+9-5
A(1BHK)	682	674	8	2536360	2506606	185350	2691956	40379	195975
B(2BHK)	1120	1123	3	4165280	4176437	308825	4485262	67279	387261
C(3BHK)	1470	1481	11	5466930	5507839	407275	5915114	88727	536911
D(4BHK)	2100	2100	-	7809900	7809900	577500	8387400	125811	703311
N.B. So increase works out to be Rs.3994- Rs.3719 = Rs.275 i.e. 7.39%									

5. It is also stated that the beneficiaries of this scheme were updated and kept informed about the status and progress of the project regularly through various letters/website up-dation(s) etc. As per CGEWHO's letter dated 30, July 2014, allottee(s) who opted to continue with the scheme will be credited with interest @**6.5% p.a.** on deposited amount.

6. Further, a Project Monitoring Committee (PMC) was constituted to monitor the progress of works at the project on 14/06/2017. Meetings of the PMC members; elected and formed from amongst the beneficiaries; were held about the progress & related issue(s) on 20/06/2017, 23/02/2018, 24/08/2018, 15/03/2019, 06/11/2019 & 13/02/2021 and Minutes of the Meeting were put on official website of cgewho i.e. www.cgewho.in for information of all beneficiaries.

7. The beneficiaries who will make full payments shall be entitled to take peaceful physical possession of the DUs, albeit after CGEWHO obtains occupation certificate and after registration of sub-lease deed of apartment. Detailed procedure for taking over possession is explained in subsequent para(s).

8. Those who have availed two loans **i)** HBA from Govt. Deptt. & **ii)** housing loan from any other financial institution (against second mortgage), are required to mortgage the property in favour of the President of India, first; then respective Govt. Deptt. will forward the Sub-lease Deed to the concerned financial institution, if applicable.

In case of beneficiaries who have availed housing loan only from financial institution, CGEWHO will forward the Sub-lease deed directly to the concerned financial institution; endorsing a copy to the individual beneficiary. In order to meet this requirement, beneficiaries are requested to give details of the loan(s) availed by them in the enclosed Annexure-I so that necessary action can be taken at our end.

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9. Procedure for taking over physical possession by beneficiaries :

(a) Make payment of outstanding dues including Equalization Charges @10% pa as being communicated separately by **Finance Directorate**.

(b) Submit the following documents :

- i. **Proforma of 'No Objection'** for obtaining 'Occupancy Certificate' from GNIDA to be signed by individual beneficiary/allottee. [**Proforma enclosed as Annexure"A"**].
- ii. Undertaking regarding the cost & loan(s) availed from the Financial Institution/HBA in **Annexure-I**. {<https://cgewho.in/PDF2016/ANNEXURE-I.pdf> or **May refer to Annexure-XVII in the Scheme brochure.**}
- iii. Application for membership of Apartment Owners' Association/Society as per **Annexure-II**. {<https://cgewho.in/PDF2016/ANNEXURE-II.pdf> or **May refer to Annexure-XVI in the Scheme brochure.**}
- iii. An Acceptance & Undertaking on non-judicial stamp paper of Rs.100/- as per format of **Annexure-III**, duly attested by Notary Public or 1st class Magistrate {<https://cgewho.in/PDF2016/ANNEXURE-III.pdf> or **May refer to Annexure-XV in the Scheme brochure.**}
- v. Special Power of Attorney (**applicable when beneficiary wishes to authorize someone else to take over possession of the DU, on his/her behalf**), duly registered/ notarized to be submitted in original. {**May refer to Annexure-XII in the Scheme brochure.**}

(c) Registration of Tripartite Sub-lease Deed of respective flat after paying applicable stamp duty and registration fees with the local Sub-Registrar's Office. Draft Sub-lease deed in under process of vetting and approval by GNIDA. The detailed registration process will be web-published; once it is finalized & got approved.

10. After payment of the due amount and completing the procedure as mentioned at Para-9 above, a 'Possession Letter' will be issued in due course, with a copy to General/Project Manager, Greater Noida. This possession letter will entitle the beneficiary to take possession of the flat from our General/Project Manager after signing the requisite **Handing/Taking Over Certificate**; enclosed with the Possession Letter; showing proof of identification.

In case, a beneficiary has authorized someone else to take possession on his/her behalf, the authorized person should carry a copy of the 'Special Power of Attorney' {**refer to para-9(b)(v) above**} submitted for the purpose and any proof of his identification.

11. It may be noted that Possession Letter will be issued only after receipt of the full payment, documents, as mentioned in para-9 above. Further, possession letter will not be issued, even if full payment has been received, but the required documents have not been submitted. Thus, it is in the interest of the beneficiary to forward the required documents prior to or along with final payment. CGEWHO's General/Project Manager at Greater Noida can be contacted at the under mentioned address:

Shri Raj Kumar Bhatia, General Manager Gr. Noida (Ph-D) Housing Project Kendriya Vihar, Greater Noida, U.P.	70422 80555 – Mobile 80760 05656 – Whatsapp Mail Id: rjkmrhatia@gmail.com
Md Irfan, Project Manager, Greater Noida	70429 06558
Sh V K Birah, Project Manager Gr. Noida	92383 61355

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12. After taking physical possession, beneficiary will have to make an application directly to NPCL for individual electricity connection and meter for their respective dwelling unit, enclosing a copy of Sub-lease deed (2) entered with GNIDA/CGEWHO, as per the Rules & regulations of the NPCL. Application Form and Procedure to be followed for individual Power connection can be downloaded from NPCL's website https://www.noidapower.com/Services/Online_Applications# or https://iwebapps.noidapower.com:8032/images/Domestic_Form.pdf

Yours faithfully,

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

Encl.: - Guidelines of UP Aptt. Act.2010 & NPCL for Registration of Deed of Apartment
- Proforma for obtaining occupancy/Completion Certificate

P.S. Format of the annexure(s) or SPA are available in the Scheme Brochure or Download section of website : www.cgewho.in

(1)

Section 13 - Registration of Deed of Apartment

No promoter or an apartment owner shall transfer or hand over the possession of any apartment constructed after the commencement of this Act without executing an appropriate transfer deed and also getting it registered under the provisions of the Registration Act, 1908 and it shall also be incumbent for such promoter or apartment owner to enclose a true copy of the declaration made under section 12 to such deed of transfer.

(2)

ENCLOSURES: List of Documents required as applicable (tick if required)		M-Mandatory, O-Optional	
Document required for Urban Applicant		Document required for Rural Applicant	
a. Photographs: 1-Passport size photograph of Applicant.	<input type="checkbox"/>	a. Photographs: (a) 1-Passport size photograph of Applicant (b) 1- House Photograph (For Rural Connection)	<input type="checkbox"/> <input type="checkbox"/>
b. ID Proof: Aadhaar Card & Pan Card	<input type="checkbox"/>	b. ID Proof: Aadhaar Card & Pan Card (a) For a Female Applicant- Both Husband and Father-in-law ID Proof (b) For Male Applicant: Father's ID Proof	<input type="checkbox"/> <input type="checkbox"/>
c. Address Proof :Aadhaar Card Voter Card /Driving license/Telephone Bill /Passport/Bank Passbook/Gas Connection Bill (If Aadhaar Not available)	<input type="checkbox"/>	c. Address Proof :Aadhaar Card Voter Card /Driving license/Telephone Bill /Passport/Bank Passbook /Gas Connection Bill (If Aadhaar Not available)	<input type="checkbox"/>
d. Ownership Proof: (a) Registered Sale Deed/Lease deed by GNIDA /UPSIDC. (Complete Set Photo Copy both side) (b) NOC on Rs. 10 Non-Judicial Stamp Paper Self attested ID Proof of Co-owner (In case of joint property)	<input type="checkbox"/> <input type="checkbox"/>	d. Ownership Proof: (a) Khasara & Khatauni (Agricultural Land) (b) Sale Deed (in case of Freehold or Agricultural Property) (Complete Set Photo Copy both side) (c) Undertaking by way of Affidavit on Rs. 10/- Stamp paper (Notarised)*	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
e. Building Completion Certificate issued by GNIDA/UPSIDC	<input type="checkbox"/>	*: If Ownership Proof is not available with Rural Applicant.	
f. Rented Property Case : (a) Registered Rent Agreement & Owner's registered lease deed And Owner consent letter on Rs. 100 Stamp paper. (b) NOC On Rs. 10 Non-Judicial Stamp Paper (With Self attested ID Proof of Co-owner (In case of joint property)	<input type="checkbox"/> <input type="checkbox"/>	e. Rented Property Case : (a) Registered Rent Agreement & Owner's registered lease deed. And Owner consent letter on Rs. 100 Stamp paper. (b) NOC On Rs. 10 Non-Judicial Stamp Paper (With Self attested ID Proof of Co-owner (In case of joint property).	<input type="checkbox"/> <input type="checkbox"/>
g. B&L Form for >5Kw: Certified by Licensed Electrical Contractor Self attestation of document by Applicant is mandatory	<input type="checkbox"/>	f. B&L Form for >5Kw: Certified by Licensed Electrical Contractor Self attestation of document by Applicant is mandatory	<input type="checkbox"/>
COMPLIANCES			
The following must be complied with prior to making payment towards service charges and other stipulated deposits/charges			
a. Civil work to accommodate the Company's service apparatus is ready (meter's back wall to be 10" thick brick construction with plaster.)			
b. Mains switch must be installed next to the meter.			
c. Earthing connection terminal provided from consumer's end at the meter board position.			
d. Way leave permission, if required.			
SERVICE LINE PERMISSION - NPCL			
With reference to premises no. _____			
(We being owner(s) of the building give my/our unequivocal consent for taking electricity connection to myself/tenant and authorize NPCL to:			
i. , Cut-out and Meter Board			
ii. Alter the existing Service Line, Cut-out and Meter Board			
iii. Use existing spare loop and/or			
iv. Undertake any activity to energize the connection			
a. It shall not be incumbent on the company to ascertain the validity or adequacy of any way leave or sanction from the consumer.			
b. Electric Connection shall not be treated as a proof of ownership of the Premises.			
DECLARATION			

PROFORMA FOR OBTAINING OCCUPANCY/COMPLETION CERTIFICATE

[to be signed by individual beneficiary/allottee of CGEWHO's GREATER NOIDA [PHASE-I] PROJECT]

TO WHOM IT MAY CONCERN

I / We, Shri/Smt. _____
Son/Daughter of _____ allottee of the
unit No. _____ in Block _____ on _____ Floor under
CGEWHO's Greater Noida (Phase-I) Housing Scheme at Sector:P-4
(Phi-2), Plot No. 7 Builders Area, P.O. Gurjinder Vihar, Greater Noida
(U.P) Pin-201315, confirm that I have no objection(s) in the matter of
Occupancy/ Completion Certificate to be issued to Central Government
Employees Welfare Housing Organization [CGEWHO] by Greater
Noida Industrial Development Authority (GNIDA).

Signature of Allottee/Beneficiary :

Regn.No. :

Name :

Phone No./Mobile No.:

E-mail :

Address :