

Central Government Employees Welfare Housing Organization
6th Floor, 'A' Wing, Janpath Bhawan
New Delhi-110 001

Phone : (011) 23717249 / 23739722 / 23355408 Fax: (011) 23717250

E-Mail : cgewho@nic.in :: URL: www.cgewho.in

No. A-504/11(XIV)

Date : 12/10/2022

REQUEST FOR PROPOSAL FOR FACILITATION SERVICES OF EXECUTION & REGISTRATION OF
TRIPARTITE SUB-LEASE FOR KENDRIYA VIHAR CGEWHO'S PROJECT AT GREATER NOIDA
FROM COUNSEL/ADVOCATES/LAW FIRMS

The Group Housing project of **Kendriya Vihar, Greater Noida** has been developed by Central Govt Employees Welfare Housing Organization [CGEWHO] as Builder/Developer on No Profit No Loss concept under **Ministry of Housing & Urban Affairs (M/o HUA)**. In this project, CGEWHO has built 1794 dwelling units/flats with car parking(s) and 50 commercial properties on lease hold land allotted by GNIDA.

Now CGEWHO is required to have tripartite Sub-lease deed registered w.r.t. the above-mentioned project. In this regard, it is pertinent to mention that GNIDA has already approved the draft format of sub-lease deed to be executed and registered with the Sub-Registrar's Office at Greater Noida for lease.

Interested advocate/Law Firms, who have the experience of getting the Sub-lease deed registered for any government body in past five years, are requested to kindly submit their respective proposal with the proof of experience(s) **on or before 31/10/2022 by hand in sealed envelope either at project office No. 98681 50739 of Shri L P Khandelwal or at Head office No. 95600 22232 of Sh. Roshan Kishore** for the entire work of facilitation as well as execution and registration of sub-lease deed in the O/o the Sub-Registrar/GNIDA as per the '**Eligibility Criteria**' & '**scope of work**' described as under:

A. 'Eligibility Criteria' :

- 1) The counsel/advocate/Law Firm should be well conversant with the Societies Registration Act of 1860, Indian Registration Act, the Indian Stamp Act, the U.P. Industrial Area Development Act, 1976 & Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010 and Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2011 and any rules/regulations framed under the Acts or any direction issued which shall be binding on the Lessee/Sub-Lessee.
- 2) The counsel/advocate/Law Firm should have regular practice in dealing with GNIDA Official(s)/local Sub-Registrar Office on day to day basis. Copy of registered deeds may be provided with signature(s) (in last 5 years).
- 3) The counsel/advocate/Law Firm must be presently enrolled with the Bar Council the counsel/advocate/Law Firm has not have been blacklisted/removed from any panel due to deficiency of service, involvement in fraud, naming the advocate as accused in any criminal complaint by any other organizations or his/her license has not been suspended by Bar

Central Government Employees Welfare Housing Organization
6th Floor, 'A' Wing, Janpath Bhawan
New Delhi-110 001

Phone : (011) 23717249 / 23739722 / 23355408 Fax: (011) 23717250

E-Mail : cgewho@nic.in :: URL: www.cgewho.in

Council.

B. 'Scope of Works'

- **The counsel** has to get the duly approved sub-lease agreement prepared and printed on **110-120 gms exclusive bond paper of good quality** for registration. It is clarified that the requisite stamp duty, registration fee and other statutory fee will be paid by allottee(s)/beneficiaries upon written intimation/web-publication by CGEWHO or by the counsel as the case may be.
- **To coordinate**, guide, apply, submit and collect requisite stamp duty/fees which will be paid by allottee(s)/beneficiaries on-line or off-line, as the case may be.
- **To coordinate** with CGEWHO official(s) and with the allottee(s)/beneficiaries in order to facilitate the whole process of registration of lease from date of assignment of work till handing over of the registered lease deeds to CGEWHO.
- **To liaison** with the office of the GNIDA and/or Sub-Registrar at Greater Noida and facilitate the registration of sub-lease deeds; after obtaining date/appointment etc. from of signing sub-lease deed on-line or off-line, as the case may be.
- It is desired that the lease deed should be registered within **three weeks** from the date of assignment of work to advocates; failure to adhere to timelines may result in termination of assignment & forfeiture of any claim for expenses.
- **To collect** the lease deeds, once registered, from the office of the Registrar and deliver it to CGEWHO with an authenticated copy to allottee(s)/beneficiaries, if desired by him/her.
- It is clarified that bill for services should be raised to allottee(s)/beneficiaries only after handing over the registered lease deed to CGEWHO as per **agreed payment terms accepted by the allottee(s)/beneficiaries**.
- **CGEWHO will not be held responsible for any manner for non-payment of professional service charges/fees. Any dispute in this regard has to be settled directly with allottee/beneficiary.**

Note:

- Proof of experience of getting lease deed registered for any government body in the last 5 years from the concerned government department should be submitted separately, failing which the offer shall not be considered.
- CGEWHO reserves the right to reject any or all or split the offers or cancel/withdraw the notice/offer without assigning any reasons whatsoever thereof. CGEWHO does not bind itself to accept the lowest offer.
- Affidavit cum Declaration form as per enclosure.

Central Government Employees Welfare Housing Organization
6th Floor, 'A' Wing, Janpath Bhawan
New Delhi-110 001

Phone : (011) 23717249 / 23739722 / 23355408 Fax: (011) 23717250

E-Mail : cgewho@nic.in :: URL: www.cgewho.in

PROFORMA FOR APPLICATION FOR FACILITATING SERVICE TO ALLOTTEE OF KENDRIYA VIHAR GREATER NOIDA FROM COUNSEL/ADVOCATE/LAW FIRM.	PHOTOGRAPH OF THE ADVOCATE
--	-----------------------------------

1. Name :
2. Father's Name :
3. Date of Birth :
4. Postal Address for correspondence :

5. E-mail :
6. Mobile :
7. Educational Qualification :
[enclose copy of certificates]

8. Experience in details :
[enclose copy of certificate/order from Govt organization or copy of deed]
9. Bar Counsel enrolment number :
[enclose copy of enrolment certificate]

Place :	
Date :	Name and Signature of the Counsel/Advocate/Law Firm with Stamp

Details of enclosure(s)

Central Government Employees Welfare Housing Organization
6th Floor, 'A' Wing, Janpath Bhawan
New Delhi-110 001

Phone : (011) 23717249 / 23739722 / 23355408 Fax: (011) 23717250

E-Mail : cgewho@nic.in :: URL: www.cgewho.in

AFIDAVIT CUM DECLARATION

I bearing Bar Council Enrolment No. hereby affirm and declare that:

- i. I have not been blacklisted/removed from any Panel due to deficiency of service, involvement in fraud, naming me as accused in any criminal complaint by any other organization;
- ii. My license has not been suspended by Bar Council.

(Signature of the Counsel)