

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
(CGEWHO)**

(An autonomous organization under M/o Housing & Urban Poverty Alleviation)

Head Office : 6th Floor, 'A' Wing Janpath Bhawan New Delhi-110 001

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

A-506/6

By Post

Date: 18/09/2013

To,

The beneficiaries of Mohali (Phase-I) Housing Scheme.

Subject : **Offer of possession in CGEWHO's Mohali (Phase-I) Hsg Scheme: reg.**

Dear Beneficiary,

Please refer to our letter of even reference dated **14th May 2013**, through which we have invited you to attend the draw of lots for allotment of specific flat/floor at Mohali. The draw of lots was attended by large no of beneficiaries there at Mohali on **30/05/2013 & 31/05/2013** and the result was web published in www.cgewho.in.

2. We are pleased to inform you that the project has been completed and the flats/DUs are ready for possession with all of its infrastructural facilities except permanent electric connection as informed vide our letter dated 14th May 2013. The electricity will be provided through D.G. Sets except for ACs, Heaters & Geysers till receipt of permanent electrical connection from PSPCL (Punjab State Power Corporation Limited). Individual beneficiary has to apply for electric connection directly to PSPCL once PSPCL energizes the complex by charging the transformers at CGEWHO complex. The discussions are going on at the level of CMD, PSPCL with regard to the permanent electricity connection and we are hopeful that PSPCL shall be able to provide the same within a period of around six months, as the matter is being deliberated at highest levels of PSPCL as well as Electricity Regulatory Authority, Punjab.

3. There may be a possibility of reduction in number of covered parking(s) on account of direction from the PSPCL. In case, the same needs to be done the turnkey construction agency shall have to do the same at its own cost. In view of the above, the allotment of parking has been kept in abeyance till the number of parking(s) are finalized. This is likely to take place after the permanent electricity connection is provided by PSPCL to the site. As and when the decision regarding the allotment of car parking is taken the beneficiaries shall be intimated: In view of reasons stated above, final call-up notice is limited to the DUs and a separate notice shall be forwarded towards allotment of car parking as well as payment thereon.

4. You are requested to make payments by **29th Nov 2013**, as called for, vide the enclosed final call-up letter of Finance D'te and take possession of the DU/flat from the Project Manager by **31st Jan 2014**, or within one month of energization of transformers by PSPCL whichever is later. Procedure for taking over the possession is explained in **Para-6 to 8** of this letter.

5. Cost of dwelling units has been worked out after taking into account escalation and known liability towards payments as on date, as well as estimated expenditure till completion of the project accounts including the defect liabilities.

[Continued on next page](#)

6. Those who have availed HBA from Govt. Deptt. from his/er employer, as well as 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 relevant document to the concerned financial institution, from which the beneficiary had taken a loan against second mortgage. In case of beneficiaries who have availed loan only from financial institution, CGEWHO is required to send the title deed directly to the concerned financial institution. In order to meet this requirement, beneficiaries are requested to give details of the loan availed by them in the enclosed Annexure I so that necessary action can be taken at our end, accordingly.

7. **Procedure for taking over of dwelling unit:**

(a) **Effect payment as per final call-up notice.**

(b) **Submit the following documents:**

- (i) Undertaking regarding the **cost & loan(s)** availed from the Financial Institution/HBA in **Annexure-I** - {<http://www.cgewho.in/ANNEXURE-I.pdf>}.
- (ii) Application for membership of Apartment Owners' Association/ Society as per **Annexure-II** {<http://www.cgewho.in/ANNEXURE-II.pdf>}.
- (iii) An **Acceptance & Undertaking** on non-judicial stamp paper of Rs.10/- as per format of **Annexure-III**, duly attested by Notary Public or 1st class Magistrate {<http://www.cgewho.in/ANNEXURE-III.pdf>}.
- (iv) Special Power of Attorney (*applicable when beneficiary wishes to authorize someone else to take over possession of the DU, on his/er behalf*), duly registered/notarized to be submitted in original.

8. After you have paid the amount due and submitted the required documents, as mentioned under **para 7(b)** above; a 'Possession Letter' will be issued to you within a period of **10-15 working days**, with a copy to PM at site office, Mohali. This *possession letter* will entitle you to take possession of the flat from our Project Manager at Mohali after signing the requisite *handing/taking over certificate*; enclosed with the Possession Letter. 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-7(b)(iv) above**} submitted for the purpose and any proof for his identification. Please take note that *Possession Letter* will be issued only after receipt of the **full payment and documents**, as mentioned in **para-7 (a) & (b) 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 your own interest to forward the documents prior to or along with your final payment. CGEWHO's PM at Mohali can be contacted at the under mentioned address:

Shri Bant Singh Project Manager, Or CGEWHO Housing Project (Phase-I), Sunny Enclave Sector – 125, Kharar, Mohali - 140301(Punjab)	(0) 9357303479 (M)
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Encl.

Annexure I; Annexure II & Annexure III

N.B. : Format of the annexure(s) are available in the **download section of website : www.cgewho.in**

Yours faithfully,

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