

Central Government Employees Welfare Housing Organization

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No. PJ

By Speed Post

Date : 11/11/2014.

To,

The beneficiaries of Mohali-I Hsg Scheme who have not submitted annexure(s) as per Final Call-up letter.

Subject : 6th and Final Call-Up Letter (revised) in CGEWHO's Mohali-I Hsg Scheme.

Sir/Madam,

This is in furtherance to CGEWHO's 6th and Final Call-Up Letter dated 18th September, 2013 {<http://www.cgewho.in/MOHALI-I%20OFFER%20OF%20POSSESSION.pdf>} and construction of the flat(s) were complete in all respect at the time of issuance of offer of possession letter dated 18/09/2013.

2. You are hereby again called upon to take over the peaceful physical possession of the respective dwelling unit(s) after submitting documents namely annexure-I, II and III failing which your allotment will liable to be cancelled as per rules of the organization that states **QUOTE DELAY IN TAKING OVER** : *The allotment of an individual who fails to take possession of the dwelling unit for three months after expiry of the notice period (in spite of making payment of following overhead charges per month or part thereof), shall be liable to be cancelled by the CEO, CGEWHO. Under special circumstances, such an allottee may approach the Chief Executive Officer, CGEWHO for an extension of this period which may be granted by the CEO as a special case for another maximum period of three months only.*

Rs. 500 p.m. for Type A

Rs. 1500 p.m. for Type B

Rs. 2000 p.m. for Type C

Rs. 3000 p.m. for Type D

*In the event of a beneficiary failing to take physical possession of the flat within 12 months of issue of the final call up letter, in spite of having paid the maintenance charges as above, the possession shall be given from the CGEWHO's Head Office only, and not from the site office, on 'as is-where is' basis. Further, in such a case any request for repairs, defect rectification etc will not be entertained. The beneficiary, who takes possession late will, however, be obliged to pay to the concerned Apartment Owners Association/ Society, the monthly up-keep & maintenance charges, as levied by it w.e.f. the date made applicable by the AOA or the date of allotment, whichever is earlier. **UNQUOTE. The last date as per quoted rule works out to be 30/09/2014.***

Continued to Page : 2

Page : 2

3. It is brought to your notice that CGEWHO is, a **welfare** organization, playing role of a **facilitator** of housing and all the CGEWHO's projects are conceptualized and executed on '**self-financing**' and '**No profit no loss**' basis unlike projects of the Private Builders. In case, you do not take over peaceful possession of your flat/dwelling unit by **30/11/2014 after completing the documentation** as per our final call-up letter dated 18/09/2014, then it will be presumed that you are NOT INTERESTED to take over the flat/dwelling unit and **you will be dealt as per above rules as quoted in para-2 above**. The organization is incurring the cost of interest and other overhead charges due to delay and default from your side.

4. There are certain beneficiaries who have filed complain(s) before Consumers Forum against the organization alleging dwelling units offered for possession being inhabitable due to lack of facilities. It is brought to your kind notice again that the project is completely habitable as there are 369 families/ beneficiaries who have taken possession already as on date and have made the place an abode. All basic amenities like electricity, lifts, generator for lift & common areas including water and sewerage connection are in place and working. The formation of Association have now been completed {http://www.cgewho.in/Int_Ltr%20formation%20of%20aoa1.pdf} which have taken over the common areas/amenities/facilities and looking after general upkeep and maintenance of the complex. The copy of all necessary completion/approval/clearance certificate(s) can be viewed on our *website : www.cgewho.in* The litigation would inevitably take considerable time to conclude and attain its finality. As such, there is no justification of not taking over the possession of flats which are complete in all respects.

5. You are once again called upon by way of this final (revised) call up letter cum notice to take over the peaceful possession of the respective flat/dwelling unit and/or car parking; if allotted **by 31/10/2014** after completing the documentation as per our final call-up letter dated 18/09/2014 failing which **you will be dealt as per above rules as quoted in para-2 above**.

6. This is to certify that the flats/dwelling units in CGEWHO's Mohali (Phase-I) Housing Scheme are complete in all respects. Electricity, Lifts, Generator for common services, Water and Sewerage connections are in place. All necessary/Completion Certificate(s) issued from the respective Competent Authority are web-published. **Please Note** : After taking over physical possession, beneficiaries are required to apply for individual electricity connection in their name; mentioning flat/dwelling unit details as per PSPCL form. The said application forms are available with Project Manager/Representative of Ad-hoc committee of Apartment Owners' Association (AoA).

Yours faithfully,

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