

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (CGEWHO)

Head Office : 6TH FLOOR, 'A' WING JANPATH BHAWAN NEW DELHI-110 001

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

A-406/2

By Post

Date: 06/02/2015.

To,
The beneficiaries of AHMEDBAD HOUSING SCHEME
{who have not executed the Sale Deed yet}

Subject : Registration of individual Deed of Assignment for Dwelling Units/Parkings in favour of beneficiaries of CGEWHO's Ahmedabad Housing Scheme at Bopal, Ahmedabad.

Sir/Madam,

We are pleased to inform you that the registration of Deed of Assignment of individual dwelling unit/parking was commenced in co-ordination with The Kendriya Vihar Co operative Housing Service Society Ltd., Bopal, Ahmedabad long back. *The Beneficiaries of Kendriya Vihar, Bopal Ahmedabad Project who have still not got their dwelling unit registered are required to get their Flat and Parking registered as early as possible since sooner or later the Bopal area is going to be notified under Ahmedabad Municipal Corporation resulting to increased financial liability to complete the registration process.* As of now, type wise financial implications and procedure for registration are as under :-

2. Tentative financial expenses for completing registration process in CGEWHO's Ahmedabad Project likely to be as under :

Type of Flat /Car or Scooter Stilt	CGEWHO's Cost (in Rs.)	Sub-Registrar's Cost at A'bad (in Rs.)	Cost considered for Sale Deed (in Rs.)	* Stamp Duty @ 4.9% (in Rs.)	* Regn. Fees @ 1 % + Rs.300/- (in Rs.)	Misc. Charges (in Rs.)	Legal Fees/Charges (in Rs.)	Total Expenses/Charges (in Rs.)
A - Type								
Grond Floor	236895	759298	759300	37206	7893	1500	4000	50599
First Floor	232490							
Second Floor	228085							
Third Floor	228085							
B-Type								
Ground Floor	366758	1174860	1174900	57570	12049	1500	4000	75119
First Floor	359947							
Second Floor	353137							
Third Floor	353137							
C-Type								
ALL	482864	1620618	1620700	79414	16507	1500	4000	101421
PARKING								
SCOOTER	15000	45360	45400	2225	454			2679
CAR	60000	181440	181500	8894	1815			10709
Note : The amount shown in the above table are only indicative and may vary.								

Continued to Page:2

3. Beneficiaries are required to produce/carry the following documents for registration.
- i) All the persons whose names are to be mentioned in the sale deed are required to be physically present on the date of registration.
 - ii) Four numbers coloured passport size photographs of each signatories to the sale deed are required with original Proof of Identity of the beneficiaries (any one of these documents like Driving License, Election Commissioner's Identification Card or State/Central Government's Identity Card with photographs along with photocopy thereof) or PAN CARD and photocopy thereof issued by Income Tax Authority.
 - iii) Colour Photograph of the house door with house number and the building showing the flat (Size : 5" x 7").
 - iv) First Allotment Letter, all Payment Receipts, Final Call-up Letter, Possession Cum Occupation Letter and Handing/Taking Over Certificate (of dwelling unit and parking stilt) along with Annexures (for details of loan availed) Submitted to CGEWHO before issuance of Possession Letter.
 - v) 'No Due Certificate' from the Kendriya Vihar Co Operative Housing Service Society Limited, Bopal, Ahmedabad or sufficient fund for clearing the outstanding liability (see para-4 of this letter).
 - vi) Share Certificate issued by the Kendriya Vihar Cooperative Housing Service Society Limited (see para-5 of this letter)
 - vii) The amount for stamp duty, amount for registration charges and Advocate's fees and other miscellaneous charges as stated in para-2 above are required to be paid in cash, so all beneficiaries are required to carry sufficient cash/fund with them.

4. All the beneficiaries are required to clear all outstanding dues of Kendriya Vihar Bopal, Ahmedabad and Bopal Gram Panchayat prior to registration of the dwelling units, in order to obtain '**No Due Certificate**' from Kendriya Vihar, Bopal Ahmedabad and are required to pay Rs.255/- (5 shares @ Rs.50/- + Rs.5/- joining fee) towards the share certificate and collect the same.

5 Beneficiaries are required to intimate their availability at Ahmedabad for registration giving a clear one week's time to Secy./ the Kendriya Vihar Co Operative Housing Service Society Limited, so that it can be properly planned. However, a stay of 3-4 days in Ahmedabad is required for completion of the registration process.

6. For any further clarification you may contact Secy./Kendriya Vihar Co Operative Housing Service Society Limited, or Shri Girish R. Vithalani, Advocate, having his office at FF-13, Abhinandan Complex, Opp. Inductotherm, Bopal, Ahmedabad-380058. Mobile:09898346164 Email-id:girish.vithlani@yahoo.in.

7. For any additional information related to the sale deed either send email to kviharahmd@gmail.com or visit the website <https://sites.google.com/site/kviharahmd> (to be updated shortly). **This is the last opportunity to register the flat in the name of the original allottee/beneficiaries since CGEWHO will not depute any officials further to execute the transfer deed.**

Yours faithfully,

M K Maity
Dy Director- Administration
For Chief Executive Officer