

No.F-229

16.10.2012

TO

ALL BENEFICIARIES OF
MOHALI (PHASE-I) HOUSING SCHEME

Sub: CALL UP NOTICE FOR PART PAYMENT TOWARDS INCREASE IN COST
MOHALI (PH-I) HOUSING PROJECT

Sir,

This is in continuation to our letter dated 15.10.2012 with regard to progress on the project.

2. As you are aware, CGEWHO executes all its projects on self financing basis. Accordingly, it has been decided to call part of escalation in announced cost. It is being further informed that the beneficiary may opt either to pay approx. 50% of escalation in cost now and balance alongwith 6th and final instalment (Option I) OR to pay the entire amount of escalation alongwith 6th and final instalment (Option II)

Type of DU	Revised Announced Cost based on revised area.	Pre-final cost	Called Amount till 5th Instalment	Option I
	(Rs)	(Rs)	(Rs)	(Rs.)
A	1067605	1314779	1055090	Rs.1,25,000
B	1842482	2277307	1801190	Rs.2,20,000
C	2514434	3096500	2468430	Rs.2,90,000
D	3630302	4470795	3441500	Rs.4,21,000

3. In view of above, you may remit the above amount by a bank draft in favour of CEO, CGEWHO payable at NEW DELHI. Personal cheques will not be accepted. Beneficiaries who have to pay arrears of earlier instalments are advised to pay the same at the earliest to minimise their interest liability.

Yours faithfully,

(R C Agarwal)
Dy Dir (Fin)
for Chief Exe Officer



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
**Central Government Employees
Welfare Housing Organisation**
(Ministry of Housing & Urban Poverty Alleviation, Govt. of India)

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No.T-206/6

October 15, 2012

All the beneficiaries of Mohali Ph-I housing project

Sub: CGEWHO' s Mohali Ph-I project

Sir/ Madam,

As you are aware, the Mohali Ph-I project is almost on the verge of completion and we are expecting to obtain electricity connection from Punjab State Power Corporation by Nov 2012 as the design and drawings towards electricity works were approved finally by them on 31.07.2012. Afterwards, the work was taken up and it is expected that all external electrical works shall be completed by Nov '12 to enable Punjab State Power Corporation to charge the transformers towards electrification of the complex. All other civil and electrical works are on the verge of completion and the sewer line as well as water supply line have already been connected to the project from the concerned points. The matter regarding issuance of completion certificate towards the project is also under discussion with municipal authorities and on obtaining the power supply, they shall be able to give the completion certificate to enable CGEWHO hand over the DUs. It is expected that all these activities as well as completion of balance minor works shall be done within a period of two months to ensure commencement of handing over of the DUs to all beneficiaries afterwards.

2. As you are aware, due to steep hike in cost towards escalation, the project is presently being executed on deficit. The details towards escalation were already intimated to you vide our letter no.T-110/2 dated 22.06.2011. Though the project was further delayed for around 9 months from last communication, CGEWHO is in a position to keep the cost within the escalation as already intimated to you vide our letter no.T-110/2 dated 22.06.2011. As per the Scheme Brochure in General, the beneficiaries are required to pay the escalation along with the final instalment on offer of possession. However, with reference to clause no. 19, the adjustment in payment schedule become necessary to mitigate the shortfall / deficit, CGEWHO is offering an option to all beneficiaries to pay part of the escalation now, so that they can reduce their financial liability on their final instalment. Accordingly, a demand notice is being issued to all beneficiaries from the Finance D'te so that the progress of the project shall be streamlined by avoiding the deficit financing.

3. As you are aware, the second instalment was called with last date of payment as 30.07.2008. As per the scheme brochure, CGEWHO should have completed the project within 30 months from the date of commencement of construction and thus the date of completion as per scheme brochure works out to 30.01.2011. However, by freezing the labour and material indices

as on Oct. '2010, CGEWHO could keep the final cost of the DU within 25% (approx.) as informed vide this office letter dated 22.06.2011.

4. Hope, you shall bear with us and wait for our further communication with regard to draw of specific units as well as issued of final call up letter which is supposed to happen within next two months.

Yours faithfully,



(M. K. Maity)

Dy. Director (Admn)
For Chief Executive Officer