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Central Government Employees Welfare Housing Organization

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No.A-520/2

By Post

Date : 12/01/2018.

To,
The Beneficiaries of Bhubaneswar (Phase-II) Housing Scheme.

Subject : Issue of offer of possession in Bhubaneswar (Phase-II) Housing Scheme.

Sir/Madam,

This is in continuation to CGEWHO's letter dated 17/10/2017, intimating the result of the draw of lots for flats/floor with car parking, held at project site on 8/9th October'17 and was also web-published.

2. It is being informed that the project is virtually complete except minor works left out and as per rules, CGEWHO had already applied for obtaining occupancy certificate from Bhubaneswar Development Authority which is expected to be received, once the energization of the transformers are done by CESU. In this connection, it is intimated that due to certain objections from Bhubaneswar Ph-I beneficiaries/Apartment Owners Association, the HT line for a stretch from C-4 to B-8 block is held up. Action is in hand to complete the pending work so that all the transformers can be energized at the earliest to facilitate issuance of occupancy certificate from BDA. On receiving the occupancy certificate, CGEWHO shall be able to issue the offer of possession letter in the form of final call letter.

3. On continuous persuasion of PM-CGEWHO & PMC Members, the land appertunating to approach road to the Kendriya Vihar Complex, Bhubaneswar has been surveyed by Odisha Co-operative Housing Board and is likely to hand over land along with all necessary documents like survey plan/report etc. to the Rural development department, Odisha State soon. Then, the road will be developed under PMGSY Scheme by the Rural department of the State Government on priority.

4. CGEWHO is in receipt of few identical representation for increasing applicable rate of interest to be credited for those beneficiaries who waited for the abeyance period i.e. from 2011 to 2014. It was a conscious deal and struck, by offering firm allotment on retaining the allotment subject to credit of interest @5%pa and with an exit option with the same rate of interest, through an undertaking cum acceptance. The condition(s) for abandonment were clearly spelt out and amply explained in the offer letter dated 15/12/2011. In this case, CGEWHO decided for individual financing option [i.e.5%] instead of institutional finance [around 15-16%] since organisation is operating on self financing housing scheme(s). By retaining the allotment, members were taking calculated financial burden but with an assurance of firm allotment on re-announcement of the scheme with revised cost. Reason(s) shown like repayment of EMI(s) of housing loan or implementation of RERA, at much later stage are not all applicable to the abandoned scheme rather it will increase the cost of flat due to more outflow of fund for higher rate of interest and will be unethical for members who took membership afresh or by re-joining.

5. The abandoned Bhubaneswar-II Scheme was re-announced in 2014 by taking an undertaking cum acceptance on recasted cost [including one car parking] as Revised Bhubaneswar-II Scheme again with an exit option [along with interest @5%pa]. Since, fair no of beneficiaries took exit route, CGEWHO invited fresh applications thr. web-publication to enrol as fresh members. However, Real Estate (Regulation & Development) Act 2016 came into force in 2017 in the state of Odisha and to comply, CGEWHO will charge Equalization Charges @10% pa [reduced from 15%pa] towards equalization charges as per approval from the competent authority.

Yours faithfully,


M K Maity

Deputy Director (Administration)
For Chief Executive Officer