



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
**CENTRAL GOVERNMENT EMPLOYEES
WELFARE HOUSING ORGANISATION**
Ministry of Housing and Urban Affairs, Govt. of India
9th Floor, 'B' Wing, Janpath Bhawan, Janpath, New Delhi – 110 001
Phones : (011) 23717249 / 23355408
E-mail: cgewho@nic.in | Website: www.cgewho.in

DEMAND LETTER

REGN_NO: GMDXXXX
NAME:XXXXXXXXXXXX
ADDRESS: XXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXX

Dated: 04 Nov 2024

Sub : Call- up Notice for **Payment of 1st Instalment** - GREATER NOIDA (PHASE II) HOUSING SCHEME.

Dear Sir/Madam,

This is in reference to the allotment letter dated 19 Jul 2024, Agreement for Sale, Payment plan i.e. Schedule "C" (copy enclosed with this letter as annexure-1). It is intimated that the project have commenced and the construction is in full swing. Accordingly, as per the payment schedule it has been decided to call the 1st Instalment of the Dwelling Unit (DU) as under.

Amount in Rs.

S.No.	Type of Unit	Total Cost of DU (Including GST@5%)*	1st Instalment 15% of the total cost of DU
1	(Type D) 4BHK	*1,26,91,980	19,03,798

* Excluding 1% of IFMS, 1% of advance maintenance charges and additional parking.

2. It is seen from your account/ledger that, till date you have paid a sum of **Rs.-/-** to CGEWHO for your unit no. 1003 in D-8 against the total due amount of **Rs-/- (Including 1st Instalment)**. Accordingly, you are requested to remit an amount of **Rs-/-** atest by **04 Dec 2024** by a bank draft OR through RTGS/NEFT in favour of "CEO, CGEWHO" in the following bank account:

Bank Name. : Canara Bank
Account No. : 120027055678
Branch Name. : Noida, Sector - 18 (Morna Branch) 201301
IFSC CODE. : CNRB0018778

3. In case of payment made through RTGS/NEFT, the following details i.e. (a) Name of the Beneficiary (b) Registration Number of Beneficiary in scheme (c) Date of online transfer of payment (d) Payment amount (e) UTR/Reference Number and (f) CGEWHO Account Number in which payment has been transferred may please be forwarded to this office either through SMS/WhatsApp to **Shri Amit Kumar Sharma (Mobile No.7065044975)** OR through email to "cgewhokvgn2@gmail.com".

4. Please note that the due date for the payment of the **1st Instalment** is **04 Dec 2024** failing which, interest would be charged @10% p.a. for the period of delay, as per rules of the organisation.

5. As per Section 194-IA of the Income Tax Act, TDS at prevailing rate (presently @1%) is required to be deduct by the allottees (Buyer of property) from every due payment to CGEWHO against the allotted DU and the same shall be remitted/deposited with the Govt of India on a/c of Income Tax TDS through on-line Form 26QB within the prescribed period under the relevant rule of Income Tax to avoid any interest/penalty etc. At present this provision is applicable where the total value of property is Rs. 50 lakhs or more. After remittance/deposit of Income Tax TDS, the beneficiary/buyer will have to generate the Form16B for further submission to the

CGEWHO HQ at New Delhi along with the Form 26QB to give the credit in the beneficiary ledger/statement of account. Otherwise, ledger/statement of account will reflect the outstanding of due payment.

6. Since the construction at the project has commenced, withdrawals will be subject to Cancellation Charges, as per 'CGEWHO Rules'.

Regards,

Dy Director (Admin)
for Chief Executive Officer

Encl: A/a

Annexure-1

S. No.	Particulars	Amount	Stage
1	Partial booking amount	1) ₹ 1,80,000/- plus ₹ 3000/- nonrefundable processing fees for Type "C" {3 BHK}. 2) ₹ 1,80,000/- plus ₹ 3000/- nonrefundable processing fees for Type "N" {3 BHK}.	On submission of application for booking of flat through draw of lots.
2	Allotment	10% of total cost minus Partial Booking Amount.	Within 30 days from the date of issue of this allotment letter and before execution of agreement for sale
3	1st Instalment	15% of total cost	On commencement of construction
4	2nd Instalment	25% of total cost	On completion of 25% works in terms of financial progress
5	3rd Instalment	25% of total cost	On completion of 50% works in terms of financial progress
6	4th Instalment	25% of total cost	On completion of 75% works in terms of financial progress
7	5th Instalment	1) IFMS @1% of total cost of DUs (including parking charges & GST) 2) 1-year advance maintenance charges @1% of total cost of DUs (including GST) 3) Any other statutory charges/levies etc. if any	At the time of offer of handover of Flat/Apartment.