



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
**CENTRAL GOVERNMENT EMPLOYEES
WELFARE HOUSING ORGANISATION**
(An Autonomous Body under M/o Housing & Urban Affairs)

नवों तल, बी खण्ड, जनपथ भवन,
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No. A-110/7

25th April 2025

To

All the beneficiaries of Chennai Ph-III project

Sub: Chennai Phase-III Housing Project

Sir / Madam,

Reference is made to the Project Monitoring Committee meeting held on 18th Mar 2025. Along with the PMC members, around 60-70 beneficiaries were attended the meeting.

2. The following points were discussed and deliberated in the meeting.

- i) CGEWHO clearly brought out the need to sign the Agreement for Sale (AFS) with the beneficiaries as it is the requirement of RERA. A draft AFS was shared with the PMC members during the meeting.
- ii) It was brought out in the meeting that if the beneficiaries sign the AFS, then CGEWHO would reduce the provision on account of legal expenditure. Accordingly, the amount of equalization as well as amount of interest earned on the fund collected will also revert back to the project account. As a result, the overall cost of DUs will reduce to the extent of Rs.154 per Sqft. In case the beneficiaries do not agree to sign the AFS, the cost of DUs will be calculated after adding legal provision i.e. without giving credit of equalization as well as interest earned on the fund collected.

iii) It was agreed in the meeting that the beneficiaries are aligned with CGEWHO and are ready to sign the AFS. Although the beneficiaries have shown apprehension about getting the AFS registered in their name by paying registration amount to the Sub-Registrar, considering their request, it has been decided that AFS can be notarized on a stamp paper of Rs.200 as being done by the various organizations. Agreement for sale duly filled for the individual beneficiaries along with the stamp paper (@ Rs.200/=) are being sent to respective beneficiary.

a. Those who want to get it notarized in Delhi HO may do so by contacting the following personnel:

Sh Chandan Singh - 7065044986
Sh Babu Ram - 9319844011

b. Those who want to get it notarized in Chennai may get in touch with the following personnel:

Sh Udhay Bhan - 9415802407
Sh Manoj Kumar - 9094664990


iv) The cost of DUs after reducing the provision on account of legal expenditure is given below:

S no	Type of DUs	Area as per Scheme Brochure	Actual area of DUs	Difference in area	Rate per sqft as per pre final costing	Escalation per sqft in Rs.	Total Escalation to be paid as per actual area	Amount due to increase in area @ Rs. 2500/sqft	Total payable amount (unit wise)	Total cost of each type of DU
a	B	c	d = c - b	e	f = e - 2500	g = c x f	h = d x 2500	I = g + h	k = c x e	
1	A	562	579	17	2598	98	56742	42500	99242	1504242
2	B	1118	1133	15	2598	98	111034	37500	148534	2943534
3	C	1527	1533	6	2598	98	150234	15000	165234	3982734
4	D	1742	1809	67	2598	98	177282	167500	344782	4699782

v) With regard to the dispute revolving around two acre land parcel in Survey No.489/2B3, all the details were shared with the PMC members which is annexed, as a part of PMC meeting. However, while issuing the PMC minutes, it is brought to the notice of all beneficiaries that DRO has ordered Tehsildar to issue patta for Survey No.489/2B3 in favor of CGEWHO.

- vi) With regard to the completion it is brought to the notice of the beneficiaries that CGEWHO have applied for completion certificate in the month of December 2024 and issuance of completion certificate from CMDA is in advance stage and it is expected that it shall be issued shortly by CMDA. After the issuance of Completion Certificate, TNEB will energize the complex and CGEWHO will be in a position to issue the physical possession letter. However, physical possession of the DU will only be given after signing of AFS as well as registration of conveyance deed by the beneficiaries.

Regards,


Roshan Kishore
Assistant Director (Admn.)
For Chief Executive Officer

DETAILS REGARD DISPUTE RELATED TO TWO ACRE LAND PARCEL IN SURVEY NO. 489/2B:

The dispute revolves around a 2-acre land parcel in Survey No. 489/2B, originally owned by Mr. Thagarajan. The key points of contention are:

1. Past Sales & Ownership Transfers:

In 1977, T. Govindarajan (son of Thagarajan) sold 1 acre to PC Govindrajan.

In 1983, T. Ethirajan (another son of Thagarajan) sold 50 cents to PC Govindrajan.

In 2005, PC Govindrajan sold both parcels (total 1.5 acres) to CGEWHO, which took possession, built a compound wall, and obtained official land records.

2. Legal Challenge:

Rajammal (daughter of Thagarajan) filed a suit in 2011 (O.S. No. 88 of 2011) claiming rights over the land.

The court ruled in favor of CGEWHO, confirming that 1.5 acres were legally sold and belong to CGEWHO, while the remaining 50 cents belonged to Rajammal and two other defendants.

The Madras High Court upheld this decision in 2015 (A.S. No. 384 of 2015).

3. Current Dispute (2024-2025):

Mrs. Govindaammal (another legal heir of Thagarajan) has now filed an Execution Application (EA No. 1 of 2024 in EP No. 70 of 2023), challenging the past rulings.

She is illegally claiming the already sold 1.5 acres (Sub Division No. 489/2B3), even though the court has ruled that only the remaining 50 cents is in dispute.

SUMMARY

CGEWHO legally owns 1.5 acres out of 2 acres of land parcel Survey No. 489/2B, as confirmed by multiple court rulings. However, Mrs. Govindaammal has recently challenged this ownership, potentially interfering illegally. The court will review the latest findings in the last week of April 2025.