



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन  
**CENTRAL GOVERNMENT EMPLOYEES  
WELFARE HOUSING ORGANISATION**  
Ministry of Housing and Urban Affairs, Govt. of India  
9<sup>th</sup> 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**

Dear Beneficiary

Dated: 20 Feb 2025

**Sub :** Call-up Notice for **Payment of 2nd Instalment** - GREATER NOIDA (PHASE II) HOUSING SCHEME.

Dear Sir/Madam,

This is in reference to the allotment letter, Agreement for Sale, demand letter of 1st instalment and Payment plan. 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 2nd Instalment of the Dwelling Unit (DU) as under:

Amount in Rs.			
S.No.	Type of Unit	Total Cost of DU* (Including GST@5%)	2nd Instalment 25% of the total cost of DU
1	(Type D) 4BHK	*1,26,91,980	<b>31,72,996</b>

\* Excluding 1% for IFMS & 1% for advance Maintenance charges for one year, of the total cost of DU & cost of additional parking (If allotted) + applicable GST.

2. It is seen from your account/ledger that, till date you have paid a sum of **Rs .....** to CGEWHO for your unit no. .... in ..... against the total due amount of **Rs ..... (Including 2nd Instalment)**. Accordingly, you are requested to remit an amount of **Rs .....** latest by **24 Mar 2025** 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 **2nd Instalment** is **24 Mar 2025** 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

**CERTIFICATE OF FINANCIAL PROGRESS OF PROJECT**

CERTIFIED THAT 25% FINANCIAL PROGRESS HAS BEEN ACHIEVED AT CGEWHO, GREATER NOIDA (PHASE-II) HOUSING PROJECT.

(Nitish Garg)  
Asst. Director (Tech)  
CGEWHO