

No.T-106/1

**By Speed Post**

Date : 15/10/2009

To,  
The Superintendent,  
Estate Office,  
O/o the Chandigarh Administration,  
**U. T. Chandigarh.**

Subject : **Execution of sub-conveyance deed in favour of allottee(s)/member(s) of CGEWHO's Chandigarh Housing Project :: Site/Plot No.M-1023.**

Sir,

This has reference to your letter No. 870830/M-1023/G-6/2009 dated 29/09/2009 (*copy enclosed*) addressed to Kendriya Vihar Owners Welfare Housing Association and endorsing a copy to Chief Executive Officer, CGEWHO, 6<sup>th</sup> Floor, A Wing, Janpath Bhawan, Janpath, New Delhi, forwarding a **Draft format of Sub-Conveyance Deed** of dwelling unit of Kendriya Vihar, Sector-48/B, Chandigarh.

2. Please be informed that the allotment letter of land, sub-lease deed, conversion letter from leasehold to free-hold and conveyance deed was either issued in the name of or executed and registered between **Central Government Employees Welfare Housing Organisation (CGEWHO), an autonomous organisation of Govt. of India** and **President of India through the Estate Officer, UT, Chandigarh**. Thus, the sub-conveyance deed will be executed and registered between **CGEWHO and the allottee(s) NOT BETWEEN** President of Kendriya Vihar Owners Welfare Housing Association, Chandigarh & its members. Kendriya Vihar Owners Welfare Housing Association is formed to look after the general upkeep, hygiene and maintenance of the Kendriya Vihar Complex. Neither President of Kendriya Vihar Owners Welfare Housing Association nor any officer bearer of the association is competent to sign any legal document or authorized by CGEWHO, New Delhi to do so. The addressal of the above letter in the name of President, Kendriya Vihar Owners Welfare Housing Association and several mention in the letter may be looked into as it has created a lot of confusion among our allottees.

3. Further, following para(s) in the draft format of the sub-conveyance deed which need to correctly spelt out or rewritten are mentioned below for your approval and consent :

***Para-4*** Central Government Employees Welfare Housing Organisation registered under Punjab Co-operative Societies Act, having its registered office at Chandigarh through their President should be replaced and written as **Central Government Employees Welfare Housing Organisation registered under Societies Registration Act 1860, having its registered office at New Delhi and Project Office at Mohali through its authorized Officer.**

***Para-9(Sub-para-2)*** 'That the allottees/members besides discharging all obligations to the Society under the Punjab Co-op. Societies Act and ..... should be replaced and written as

That the allottees/members besides discharging all obligations to the Society **registered** under the *Societies Registration Act 1860 and .....*

3. CGEWHO shall issue **Certificate of Allotment** signed by CGEWHO, NEW DELHI (Annexure-I) & a certificate of **No Building violations/misuse and any other alteration etc. and No Dues towards Maintenance Charges** by KVOWS, Chandigarh(Annexure-II) as per the specimen enclosed herewith for your approval.

Yours faithfully,

**Encl. As stated**

M K Maity  
Dy Director (Administration)  
For Chief Executive Officer

**NOT ON ORIGINAL :**

CC to :

**Lt. Col. (Retd.) V Ohri,**  
Project Manager,  
2517-B,  
Sector-47C,  
**Chandigarh-160 047.**

- Copy of the letter received from the KVOWS, Chd is enclosed with all its enclosures. The letter is wrongly addressed to President, KVOWS, Chd and there are several mention of President, KVOWS as if the association are having the ownership right of Kendriya Vihar Complex, Chandigarh. Please visit to Admn's office, deliver the enclosed letter with its enclosures, point out the mistakes and got the format approved from Superintendent, UT, Chd., as enclosed with this letter.

**President/Secretary,**  
Kendriya Vihar Owners'  
Welfare Association,  
Kendriya Vihar, {Near flat  
No.C-68(stilt)},  
Sector-48/B,  
**Chandigarh-160 047.**

- For information and necessary follow up at your end also. Since, you have got the letter first you should pointed out by your good offices. Kindly study the draft of sub-conveyance deed and give us the feedback, if any.

**LETTER HEAD**  
**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**

No. T-106/I-&amp;regn\_no&amp;

Dated &amp;@&amp;

**TO WHOM IT MAY CONCERN**

Subject : CERTIFICATE OF ALLOTMENT IN CGEWHO's CHANDIGARH HOUSING SCHEME,  
SECTOR 48B, CHANDIGARH

This is to certify that Shri/Smt/Ms/Kumari &name& having Registration No. &regn\_no& has been allotted a '&unit\_code&' type Flat No. &unit\_no& in Block No. &block& at &flr\_name& Floor and Car Parking No. &parktype1&-&park\_no1& (if applicable) in Kendriya Vihar, Chandigarh-160 047, a housing project of Central Government Employees Welfare Housing Organisation (CGEWHO) at the following undivided share of land component (cost) as on date:

(a) Undivided share of land component (cost) for individual flat	: Rs &flat_cost&
(b) Land component (cost) of Car Parking under Stilts	: Rs &park_cost&
(c) Land component (cost) of Scooter Parking under Stilts	: Rs &park_cost&
	-----
Total	: Rs &total_cost&
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{&amp;rs\_word&amp;}

2. He/She has cleared all payments and nothing is due from him/her. CGEWHO has no objection in registering his/her flat and Car/Scooter Parking (as mentioned above) with the concerned Sub-Registrar of the Government of UT, Chandigarh.

Date :

Place :

M K Maity  
Dy. Director (Administration)  
Authorised Signatory  
CGEWHO, New Delhi

Issued for:

&amp;name&amp;

&amp;addr\_1&amp;

&amp;addr\_2&amp;

&amp;addr\_3&amp;

&amp;city&amp; - &amp;pin&amp;

&amp;state&amp;

**LETTER HEAD**

**KENDRIYA VIHAR OWNERS WELFARE ASSOCIATION, CHANDIGARH**

**NO DUES CERTIFICATE**

1. He/She has cleared all payments towards Maintenance Charges and nothing is due from him/her in respect of flat No. \_\_\_\_ in Block No. \_\_\_\_ at \_\_\_\_ Floor with Parking No. \_\_\_\_ & \_\_\_\_ .

2. KENDRIYA VIHAR OWNERS WELFARE ASSOCIATION, Sector-48/B, Chandigarh-160 047 has no objection in registering his/her flat and Car/Scooter Parking (as mentioned above) with the concerned Sub-Registrar of the Government of UT, Chandigarh since there is No unauthorized alteration(s)/ addition(s)/modification(s) flat/parking and S/he has NOT encroached upon the common area(s) as per rules of the development authorities/CGEWHO/AOA.

Date :

Place :

Authorised Signatory of KVOWS,  
Chandigarh

NO. T-106/1

November 16, 2009

To,  
The Assistant Estate Officer,  
O/o the Chandigarh Administration,  
**U.T. Chandigarh**

Subject: **Execution of sub-conveyance deed in favour of allottee(s)/member(s) of CGEWHO's Chandigarh Housing Project : : Site/Plot No. M-1023**

Sir,

Central Government Employees Welfare Housing Organisation (CGEWHO), an autonomous organisation of Government of India has been formed to provide houses to Government Employees as a welfare measure on 'No profit-No loss' through various self financing schemes. CGEWHO's Chandigarh housing project on site No. M-1023 has been completed by the organisation in year 2001. The Kendriya Vihar Owners' Welfare Association has been formed in the year 2002.

2. Execution of sub conveyance deed in favour of beneficiaries/allottees of the flats of this complex is to be carried out as follows;

- (a) A No Objection cum Certificate of allotment will be issued in favour of those beneficiaries who had cleared their payments towards conversion amount to free hold.
- (b) Then a No Dues Certificate will be issued by Kendriya Vihar Owners Welfare Association towards maintenance charges alongwith a certificate of no unauthorised alteration/addition/modification in flat and no encroachment in common area.
- (c) Then, Sub-conveyance deed will be executed/signed by the respective beneficiary/co-owner(s) and CGEWHO's authorised attorney on non-judicial stamp paper of requisite amount.
- (d) The signed deed will be presented before Sub-Registrar's office at Chandigarh for registration and returning it to CGEWHO for sending it to different Govt. of India Department(s)/Financial Institution(s) as the case may be as per terms and conditions of Tripartite Agreement.

3. In this regard, your attention is invited to the following letter(s), which are self explanatory in nature.

- (i) 870830-31/M-1023/G-6/2009 dated 29/09/2009 forwarding a draft format of sub-conveyance deed issued by Superintendent, Estate Office, U.T., Chandigarh to President, Kendriya Vihar Owners Welfare Association, Chandigarh. (copy enclosed as annexure-I).
- (ii) Our letter No. T-106/1 dated 15/10/2009 in response to the above letter, seeking the necessary amendmend/correction in 'draft format of the sub-conveyance deed' and as well in the covering note. (copy enclosed as annexure-II)

4. The addressing of the covering memo No. 870830-31 dated 29/09/2009 mentioned in para 3 (i) above in the name of President, Kendriya Vihar Owners Welfare Housing Association, Sector 48-B, Chandigarh instead to this office and subsequent several reference in the said letter has wrongly projected Kendriya Vihar Owners Welfare Association as owner of the Kendriya Vihar complex and has created a lot of confusion among the beneficiaries. This office letter No T-106/1 dated 15/10/2009 mentioned in para 3(ii) above amply clarifies the action to be taken by Superintendent, Estate Office, UT, Chandigarh.

5. This is to inform you that Kendriya Vihar Owners Welfare Association is formed to look after the general upkeep, hygiene and maintenance of the Kendriya Vihar Complex. Neither President of Kendriya Vihar Owners Welfare Housing Association, nor any officer bearer of the association is competent to sign any legal document or authorized by CGEWHO, New Delhi to do so.

6. Under the circumstances, it is requested that necessary instructions be issued on the above subject by your office to the concerned officer at the shortest possible time.

Yours faithfully,

(M K Maity)  
Dy Dir (Admn)  
for Chief Executive Officer

Encl: a/a

Copy to

1. President, KVAOWA
1. The issue of execution and registration of Conveyance Deed by beneficiaries has been amply clarified in our letter No. T-106/1 dt 15/10/2009, contents of the letter are self explanatory.

2. Please take corrective actions immediately.
  3. This letter may be displayed at the Notice Board of the complex and the stand of CGEWHO on the Conveyance Deed may be brought to the notice of each beneficiary allottee.
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2. Lt Col (Retd) V Ohri  
Project Manager, Mohali  
Sunny Enclave Area  
Village Jhungian  
P.O. Jhandpur  
Kharar, Distt Mohali (Punjab)  
Pin 140 301
  1. For information. Please deliver this letter to Estate Officer/Chandigarh Admn/UT, Chandigarh ,  
advise President, Kendriya Vihar Owners  
Welfare Association accordingly and forward  
the acknowledgement of this letter from Estate  
Office of Chandigarh Administration.