

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (CGEWHO)

Head Office : 6TH FLOOR, 'A' WING JANPATH BHAWAN NEW DELHI-110 001

Website : www.cgewho.nic.in ; E-Mail : cgewho@nic.in

A-507/2(II)

By E-Mail/Post

Date : 17/11/2011.

To,
All the Beneficiaries of Chennai (Phase-II) Housing Scheme.

Subject: Registration of Undivided Share (UDS) of land Deed in CGEWHO's Chennai (Phase-II) Project at Parthipattu Village, Poonamallee-Avadi Road, Chennai.

Sir/Madam,

We are pleased to inform you that the registration of Undivided Share (UDS) of land Deed for individual dwelling unit /Flat is commenced in co-ordination with the Project Manager, Lt. Colonel (Retired) G Chandra Sekharan. The Beneficiaries of Kendriya Vihar-II, Chennai Project are required to get their UDS of land deed registered as early as possible since the '**Guideline Value**' of each revenue village is likely to be revised by the Tamil Nadu Govt. Type wise financial implications and process for registration are stated following para(s) :

2.

TYPE	UDS VALUE as per CGEWHO (in Rs.)	UDS AREA (in sft)	Financial implication as per 'GUIDELINE VALUE' of TN Govt. as guided by SRO, AVADI, CHENNAI		
			UDS VALUE AS PER Tamil Nadu Govt. @500/sft (in Rs)	STAMP DUTY @8% (in Rs.)	REGN FEES/CHARGES @1% (in Rs.)
1	2	3	4	5	6
A	84722	445.464	222730	17820-100 = 17720	2330+100 = 2430
B	145573	766.112	383100	30650-100 = 30550	3835+100 = 3935
C	186692	982.495	491250	39300-100 = 39200	4915+100 = 5015
D	230709	1214.158	607100	48570-100 = 48470	6075+100 = 6175
CHENNAI-II PROJECT			45770 Sq Mtr	11.31 ACRES	
CHENNAI-III PROJECT			61555 Sq Mtr	15.27 ACRES	
TOTAL AREA IN THE PROJECT			107325 Sq Mtr	26.58 ACRES	

N.B. :

- Stamp Duty & Registration Charges have been rounded off and DU/Flat's details shall not appear in the UDS of land deed.
- Stamp Duty Amount as mentioned in Col.5, is to be paid thr. Demand Draft favouring 'Sub-Registrar, Avadi' payable at Chennai. ; Regn. Charges Amount as mentioned in Col.6 , is to be paid thr. Demand Draft favouring 'Sub-Registrar, Avadi' payable at Chennai.
- A stamp paper worth of Rs.100 is to be purchased on which UDS of land deed is to be got printed and Sub-Division Charges as required by the SRO, Avadi, Chennai in to be paid in CASH.

3. Beneficiaries are, therefore, requested to carry/follow all documents/ instructions given herein under :

Continued to Page : 2

a) Beneficiaries who had availed any House Building Loan/Advance from any Bank or Financial Institution(FI) or from their Employer are not authorized to execute their UDS land deed in Joint names except in those cases wherein beneficiary and his/er co-owner both had availed housing loans/advance after issuance of co-ownership Certificate from CGEWHO. Please bring a copy of **co-ownership certificate** while coming for registration. To clarify further, registration in joint name(s) are to be done, in those cases, wherein **beneficiary and his/er nominee/co-owner either had NOT raised any housing loan or both had raised housing loan from any Bank/FI or his/er Employer**. Proxy/representation through **Registered 'General Power of Attorney'** to spouse or blood relations is only permitted.

b) Four numbers coloured passport size photographs of owner/co-owners, as the case may be, are required, with original PAN CARD and photocopy thereof issued by the Income Tax Authority.

c) Proof of Identity of the beneficiaries (any one of these documents like Driving License, Election Commissioner's Identification Card or State/Central Government's Identity Card with photographs along with photocopy thereof).

d) First call-up cum allotment notice/letter, Co-ownership Certificate (if issued), All Payment Receipts & an 'AFFIDAVIT' duly notarized executing anywhere in India, as per the format given in **page 2** of this letter.

e) The amount for stamp duty, registration fees/charges are to be paid through **Demand Draft** as stated in the **footnote of table under para-2** and any other miscellaneous & incidental charges/expenses are to be borne by the beneficiary concerned. Draft of UDS of land deed is available with Project Manager there at Chennai.

4. It is intimated that **a letter requesting Inspector General (Stamp)/Tamil Nadu Govt.** {copy attached in .pdf format} has been sent for reviewing the stamp duty which may or may not be approved by the State Govt. If approved, it will **reduce the beneficiaries liabilities towards stamp duty & registration charges**. Meantime, CGEWHO is ready to start registration of UDS of land deed as per rates, mentioned in Para-2 of this letter and agreed by Sub-Registrar, Avadi, Chennai. **BENEFICIARIES ARE REQUESTED TO TAKE HIS/ER CONSCIOUS DECISION ON THE ABOVE ISSUE AND ACT, ACCORDINGLY.**

5. Beneficiaries are required to intimate their availability at Chennai for registration of UDS of land deed to Chennai Project Office well in advance. However a stay of 3-4 days in Chennai may be required for completion of the registration process. For any further clarification, you may contact **Lt. Colonel (Retired) G. Chandrasekaran**, Project Manager, over **Phone No(s) : 044-26557111 (site office) or 09884062625 (Mobile) or Sh K Vijaya Kumar Babu, Project Engineer (0) 9443932634** alternatively send e-mail at : chennaicgewho@gmail.com .

Yours faithfully,

Encl. : As stated

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

CC to :

Lt. Col. (Retd) G Chandrasekaran, Project Manager Plot No. 34, 3 rd Cross, Sriram Nagar, Paruthipattu Village, (Avadi-Poonamalle Road), Chennai-600 071.	-	For information and necessary action please and see the instruction sheet is being forwarded to you separately.
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FORMAT OF
Affidavit

{To be executed on Rs.10/= Non-judicial stamp paper duly notarized; Strike off whichever is not applicable to you}

I, Shri/Smt./Ms. _____ Son/Wife of
_____ resident of _____

Do hereby solemnly affirm and declare as under :

- i) THAT I am a beneficiary of Chennai (Phase-II) Housing Scheme having Regn. No. _____ and I have been allotted Flat/DU No. _____ in Block _____ at _____ Floor of type _____. I/We have/have not availed any Housing Loan/Advance from any Financial Institution/from my Employer. Details are given herein under :

Sl	Name of the Fin. Ins./Bank/Employer	Amount of Hsg. Loan

- ii) THAT I intend to complete the registration of undivided share of land (UDS) with regard to the undivided share of land (UDS) of DU/Flat allotted to me/us in CGEWHO's Chennai (Ph-II) Project.
- iii) THAT I do hereby confirm that in case of my cancellation on later date after UDS deed, I shall abide by the rules & regulations of the CGEWHO as well as Govt. Rules as the case may be with regard to transferring back the rights of UDS to CGEWHO or its nominee.
- iv) THAT I clearly understand that UDS being conveyed to me is pertaining only to the 11.31 acres out of total 26.58 acres of land where the Chennai (Phase-II) has been constructed.

DEPONENT

VERIFICATION

Verified at _____ on this _____ day of November 2011 that the content of above Affidavit are true and correct to the best of my knowledge and nothing material has been concealed therefore.

DEPONENT

INSTRUCTION TO PROJECT MANAGER, CHENNAI-II FOR EXECUTION AND REGISTRATION OF UDS OF LAND
DEED TO BE COMMENCED IN THE MONTH OF NOVEMBER 2011

Following actions need to taken while signing the **UDS of land deed** documents of the each beneficiary after verifying the records.

- a) **The UDS of land deed** will be executed in favour of (strictly) the **Beneficiary** and one of its co-owner or nominee(s) as per CGEWHO Rules in cases, wherein EITHER both have availed the housing loan from any bank/Financial Institution /his/er Employer and a co-ownership certificate was issued from head office of CGEWHO OR no housing loan had been raised by the beneficiary concerned. Project Manager must check the same while executing UDS Deed in the joint name(s). Please check/tally the name of the beneficiary with CGEWHO's record as forwarded to you and with the copy of PAN issued by Income Tax Authority, a to be kept for office record while signing the deed.
- b) **The beneficiary who have availed HBA and/or loans from Financial Institution(s)** : The original title deed should be **hold back** by CGEWHO, Chennai in order to forward it to concerned branch of the FI as undertaken by CGEWHO in the Tripartite Agreement entered into the CGEWHO and FI. Of course, a copy of the registered documents may be handed over to him/her for his/her record.
- c) **The beneficiary who have not availed any loans from Financial Institution(s)** : A copy of the original registered UDS of land deed definitely be kept in his\her file for record purpose.
- d) **The copy of TPA Register** indicating the name of beneficiary and Registration No of beneficiary concerned is being forwarded to you for your necessary action in order to comply with the above requirement of CGEWHO's HEAD OFFICE.

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केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
**Central Government Employees
Welfare Housing Organisation**
(Ministry of Housing & Urban Poverty Alleviation, Govt. of India)

छटा तल, ए खण्ड, जनपथ भवन,
जनपथ, नई दिल्ली- 110 001
दूरभाष : 23739722 / 23717249 / 23355408
फैक्स : 23717250

6th floor, 'A' Wing, Janpath Bhawan,
Janpath, New Delhi - 110 001
Phones : 23739722 / 23717249 / 23355408
Fax : 23717250
E-mail : cgewho@nic.in

No. : T-109/15

16 Nov 2011

Inspector General of Registration
No.120, Santoms High Road
Chennai – 600 028.

Kind Attn : Sh Dharmendra Pratap Yadav, IAS

Subject : Registration of undivided share of land – Chennai (Ph II) housing project – Exemption of payment from Stamp Duty of Registration Charges based on guide line value.

Sir,

Central Government Employees Welfare Housing Organisation (CGEWHO) is an autonomous body of the Ministry of Housing & Urban Poverty Alleviation, Govt of India and registered under the Societies Registration Act 1860, was specifically created for execution of housing projects for Central Government employees, on `no profit no loss' and `self financing' basis through out the country as a welfare measure and has already completed 22 housing projects, the 23rd housing project at Chennai (Ph II) located at Poonamallee Avadi Road, is in progress. CGEWHO is planning to transfer the rights towards UDS of land to its beneficiaries who have been allotted flats of various types as per details given below :

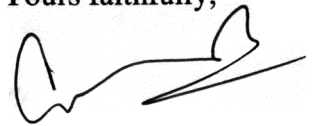
Type (1)	Accommodation (2)	No.of DUs (3)	UDS area (Sq ft) (4)	Consideration Value (Rs) (5)
A	One bedroom dwelling unit	64	445.464	84722
B	Two bedrooms dwelling unit	248	766.112	145573
C	Three bedrooms dwelling unit	180	982.495	186692
D	Four bedrooms dwelling unit	80	1214.158	230709
	Total	572		

2. We have contacted the Sub-Registrar's Office towards Registration of the Undivided Share of Land (UDS) to all 572 beneficiaries at the earliest. We are informed that the UDS value as prevalent in Avadi area presently is around Rs.500/- to Rs.650/- per sq ft. The matter was discussed with Sub Registrar, Avadi who has shown his inability to consider the value less than Rs.500/- per sq ft. We would like to inform you that the total consideration towards land for the flats to be allotted to CGEWHO works out to approximately Rs.190/- per sq ft. Since,

CGEWHO is charging the above amount only from its beneficiaries, who are retired or serving Central Govt employees, and State Government Employees etc. If the scheme is based on 'no profit no loss' concept, it will be hard for the retired or serving Central Govt employees to pay stamp duty on a very high value. It is also learned that Govt of Tamil Nadu, in certain cases, gave exemption to State Govt Employees towards payment of stamp duty and registration charges for the housing projects being allotted through State Housing Board etc.

3. According to the meeting held with you on 16 Nov 2011 by Lt Col Chandrasekaran, Project Manager, CGEWHO, Chennai Project and few members of beneficiaries, we request your goodself to kindly waive off the stamp duty and registration charges or alternatively, charge the stamp duty and registration charges only on the UDS value of land being charged from the beneficiaries by CGEWHO (as mentioned in Col 5), so that registration can be done on the above.

Yours faithfully,



(M Narayanan)

Director (Tech)

For Chief Executive Officer