

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

(An Autonomous body of Govt. of India, under the aegis of M/o Housing & Urban Affairs)

6th Floor, 'A' - Wing, Janpath Bhawan, Janpath, New Delhi - 110 001

Ph. : 011 - 23717249, 23739722, 23355408

Email: cgewho@nic.in Website: www.cgewho.in

(BY SPEED POST)

Regn No :GT/___/_____

Date ___/___/2023

Sub: Allotment letter-cum-Call up Notice for payment of balance 10 % of booking amount (minus Partial Booking Amount deposited with application) – GREATER NOIDA (PHASE II) Housing Scheme.

Dear Sir/Madam,

Promoter Name & Address : Central Government Employees Welfare Housing Organisation, 6th Floor, 'A' - Wing, Janpath Bhawan, Janpath, New Delhi - 110001.

Allottee/Beneficiary Name & Address : Mr./Mrs./Ms

.....

.....

Allottee/Beneficiary Mobile no. :

Alternate Mobile no. :

Email ID :

Please refer to your application for allotment of a dwelling unit in CGEWHO's Housing Scheme at, Sector-P4, (Phi-2) Plot No. 7, Builder Area, PO Gurjinder Vihar, Greater Noida, UP.

We are pleased to inform you that, you have been registered for allotment of residential Flat / Apartment No. "....." of Block No: _____ of Greater Noida (Phase II) Sector-P4, (Phi-2) Plot No. 7, Builder Area, PO Gurjinder Vihar, Greater Noida, UP, having carpet area of _____ Sq. Ft. and super built area (SBA) ofSq. Ft. more or less. Your allotment is subject to 'Agreement for Sale' to be entered into.

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1. Whereas the CGEWHO plans to develop the site and has the legal right through development agreement/ Registered ownership document Doc. No: _____ the project named as "CGEWHO's Greater Noida (Phase II) Housing Scheme" which has the valid permission from the Greater Noida Industrial Development Authority which is the competent Authority for approval of Plans vide _____ of to an extent of _____ sq.mts. of site area, herein after referred to as the "Project" which was registered with UP Real Estate Regulatory Authority vide registered Number _____ dated: _____.
2. Whereas the Allottee/Beneficiary has approached the CGEWHO to allot Type D (4 BHK) dwelling unit in the project after having examined the title and required sanctions/permissions approvals and having satisfied with the right/title/authority of the CGEWHO to convey the Flat/Unit/Apartment in the Project.
3. The CGEWHO and Allottee/Beneficiary have come to a conclusion about the sale price and CGEWHO agreed to allot the Flat/Dwelling Unit/Apartment. Thereof this Letter of Allotment is issued by the CGEWHO to Allottee/Beneficiary, with the following terms and conditions:
 - 1) The Allottee/Beneficiary has paid the amount of Rs. to the CGEWHO vide
 - a) DD/ Transaction Id:for Rs. _____ as partial booking amount/ Application money.
 - b) DD/Transaction id: _____ for Rs. _____ as Non-refundable processing fee.
 - c) The Allottee/Beneficiary shall enter in to Registered Agreement for sale before paying 10% of total cost (Including Partial Booking Amount) of Dwelling Unit/ Flat/ Apartment.
 - d) The Allottee/Beneficiary is bound by all terms and conditions of the Registered Sale Agreement, which will be executed by the CGEWHO on fulfilment of the conditions of this Allotment Letter in due course of time.

S.No.	Particulars	Amount	Stage
1	Partial Booking Amount along with Application form	1) Rs.2,40,000/- plus Rs.4000/- non-refundable application fees for 4 BHK.	On submission of application for booking of flat through draw of lots.
2	Allotment	10% of total Basic cost minus partial booking amount already deposited with application form.	Within 45 days from the date of issue of this allotment letter and before execution of agreement for sale
3	1 st Instalment	20% of total Basic Cost	On commencement of construction
4	2 nd Instalment	25% of total Basic Cost	On completion of 30% works in terms of financial progress

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S.No.	Particulars	Amount	Stage
5	3 rd Instalment	25% of total Basic Cost	On completion of 55% works in terms of financial progress
6	4 th Instalment	20% of total Basic Cost	On completion of 80% works in terms of financial progress
7	5 th Instalment	1) Parking Charges plus GST (if any) 2) IFMS @1% of total basic cost of DUs (including parking charges & GST) 3) 1-year advance maintenance charges @1% of total basic cost of DUs (including GST) 4) Any other statutory charges/levies etc. if any	At the time of offer of handover of Flat/ Apartment.

4) In Addition to the sale consideration as mentioned above, the Allottee/Beneficiary shall bear the Stamp Duty and Registration charges of Agreement for sale and Conveyance/sub-lease deed to be executed by the CGEWHO in respect of the Schedule Flat/Dwelling Unit/Apartment. Further, the Allottee/Beneficiary shall bear taxes/levies payable to State and Central Government/statutory charges if any.

2) All payments to be made in favour of "CGEWHO Greater Noida (Phase II) HO Account", payable at New Delhi. Details of bank a/c are as under:

- a) Bank Name : Canara Bank
- b) A/c No : 110037411198
- c) Branch Name : South Extn. Part-I, New Delhi
- d) IFSC Code : CNRB0000267

Note:- All the allottee/Beneficiary are required to make the payment after allotment of DUs through DD/RTGS/NEFT/Payment Gateway in CGEWHO's above project A/c. So that, the payment made by the Allottee/Beneficiary should be updated timely in their accounts.

3) The Allottee/ Beneficiary will have to sign and deliver the Agreement for Sale with all the Schedules along with the due payments as stipulated in the Payment Plan, within 45 (forty-five) days from the date of issue of this Allotment Letter by CGEWHO and secondly, appear for registration of the same before the concerned Sub-Registrar or the District Sub Registrar or the Registrar of Assurances Andhra Pradesh.

4) Your Registration Number is GT/....., which may please quote while making any correspondence with this office. Tentative payment schedule, generally applicable for payment of various installment(s), is given in relevant Schedule of Agreement for Sale.

5) 10% of the total cost of the dwelling unit (DU) shall constitute the booking amount. We have already received Rs. /- as partial booking amount and balance booking amount of 10% i.e. Rs. /- (minus Partial Booking Amount) before execution of Agreement for Sale. The balance 90 % of the total cost of the unit plus other charges shall be paid through demand draft/NEFT/RTGS in the above-mentioned account as per the payment schedule. Part payments shall also be accepted. Payments in person will be received in our HO at New Delhi only on working days between 0930 and 1300 Hours only.

6) It is intimated that separate call up notice(s) will be sent to you, for payment of subsequent instalment(s). Since our schemes are on self-financing basis, allottee/beneficiaries are advised to pay the instalments by due dates so that construction schedule is adhered to. Failure to effect payments by due date may invite action as per provisions of Agreement for Sale.

7) Please note that no interest is paid, under any circumstances, to the allottee/beneficiaries to whom confirmed allotment has been made. However, allottee/beneficiaries effecting payments after the last date of payment are liable to pay interest as per provisions of Agreement for Sale under UPRERA.

8) Individual plan(s) of flat(s) has been approved by Greater NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY (GNIDA) which has been reproduced in the Scheme Brochure for your information and availing housing loan.

9) Title deed for the individual dwelling unit will be executed and registered before handing over physical possession of the dwelling unit to the beneficiaries.

10) This allotment letter is issued to the registrants, subject to his/her eligibility as per CGEWHO Rules which shall be binding on him/her. CGEWHO is only providing a service. It can in no way be held responsible for any claims of damages which may arise due to any reason whatsoever at any stage.

11) This is for your information that House Building Advance for Central Govt. Employees to CGEWHO beneficiaries, is regulated as per OM No.I/17015/91/H.III dated 4th September, 1991 issued by the then Ministry of Urban Development. (Copy of the OM and format of the Tripartite Agreement for availing HBA may be downloaded from this link [www.cgewho.in/PDF2016/OFFICE MEMORANDUM.pdf](http://www.cgewho.in/PDF2016/OFFICE_MEMORANDUM.pdf)).

12) Allottee/Beneficiaries desiring to avail housing loan from other financial institution(s)/Bank(s) may write to us stating name of Financial Institution/ Bank and its branch name in order to issue him/her a `NOC` as the case may be. The format of Tripartite Agreement for availing loan from any other Financial Institution, can be downloaded from the links www.cgewho.in/PDF2016/TPA.pdf.

Yours Faithfully,

(Roshan Kishore)
Asstt. Director (Admn.)
for Chief Executive Officer

Allottee/Beneficiaries are required to send the payment details after Making Payment through NEFT/RTGS may be send at Email – "cgewhoamit22@gmail.com" .

- * Name of the Beneficiary
- * Registration Number of Scheme
- * Date of Transfer*UTR / Reference Number (generated / issued by bank from amount transferred)
- * CGEWHO Account Number in which amount has been transferred

Declaration by Allottee/Beneficiary:

I / we have read and understood the terms mentioned in the brochure and in the Agreement for sale prepared by the CGEWHO as per the standard format specified in Andhra Pradesh Real Estate (Regulation and Development) Rules-2017 and hereby give my consent to abide and be bound by all the terms and conditions. I / we shall be entitled to an agreement of sale from the CGEWHO on payment of the Amounts / instalments payable as per agreed terms.

Signature of Allottee/Beneficiary

CGEWHO / Authorized Signatory

Date:

Date:

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