



Government Employees Welfare Organization

GEWO Reg No. GH3978/01062018

DE05UK/Ph-1 PLOTS & VILLAS SCHEME - Dehradun

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1. INTRODUCTION:

Government Welfare Organization (GEWO) is a society registered primarily as a welfare measure to organize residential Units (DUs) at most reasonable prices for the employees of central & state government, PSUs, ministries, employees of Railways and Banks along with Defense personals (Navy, Air Force and Army), CPOs, administrative, forest & police services etc., administered by Shri Gaurav Sachdeva who is serving government corporate and societies since 2009. GEHWS under guidance of a highly efficient and experienced advisors and by our vast experience, connections and available resources in the real estate industry have experience of providing units to employees of government of India undertaking like NTPC, ONGC, Coal India, PSUs under ministry of power and other government organization and societies. We understand the basic know how of the process. With GEHWS we intend to support the special and dedicated citizen of India that all government employees along with uniform personnel.

Our philosophy:

“You serve our nation, We serve you”

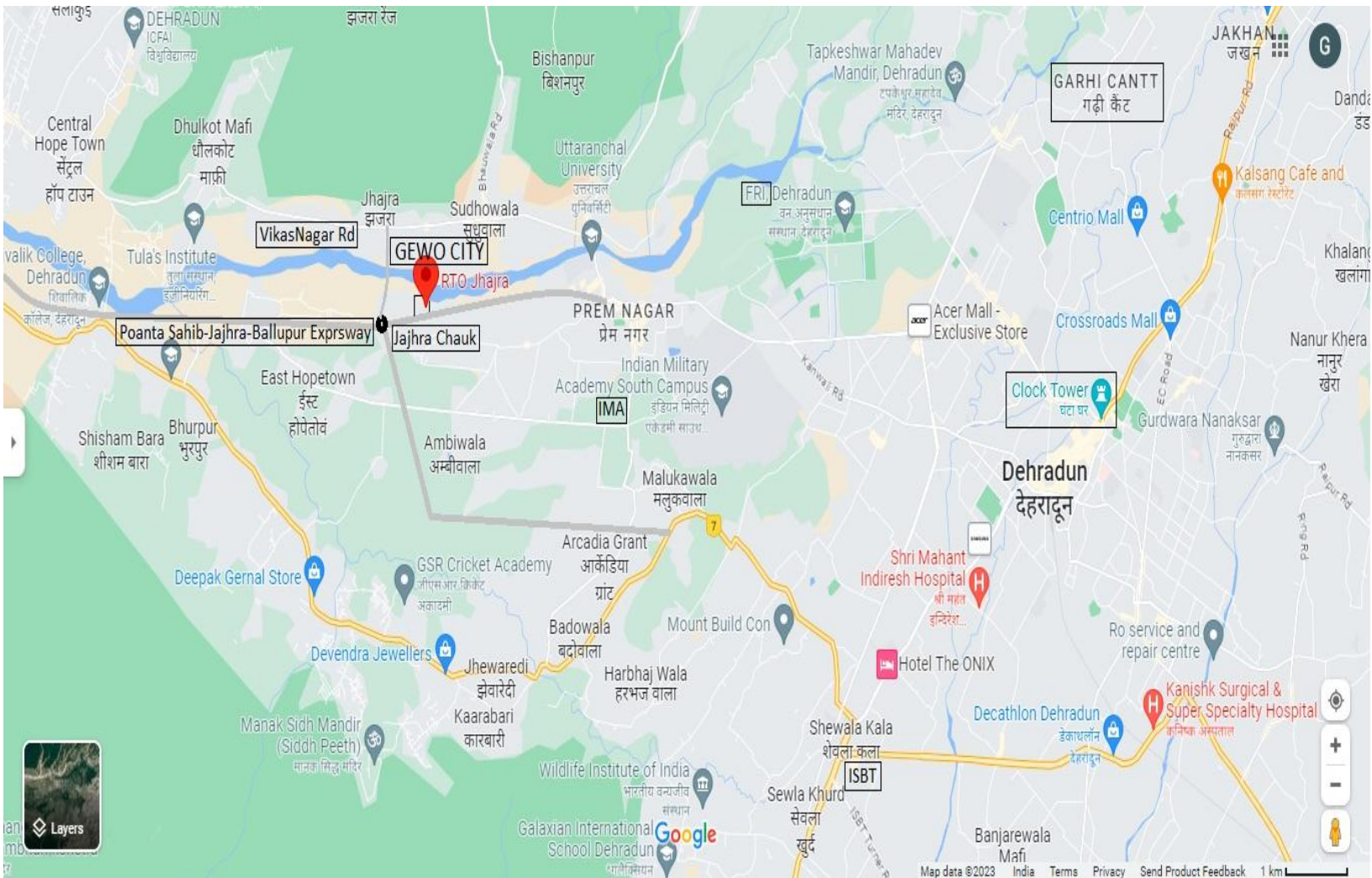
To provide a house (DU) to employees of center & state government and Defense personals who are interested in having a Flat in Dehradun (Maharashtra) we have planned **GEHWS Kendriya Tower(s)** Phase-1 & 2 on demand basis.

2. SCHEME NAME: DE05UK/Ph-1 PLOTS & VILLAS SCHEME - Dehradun

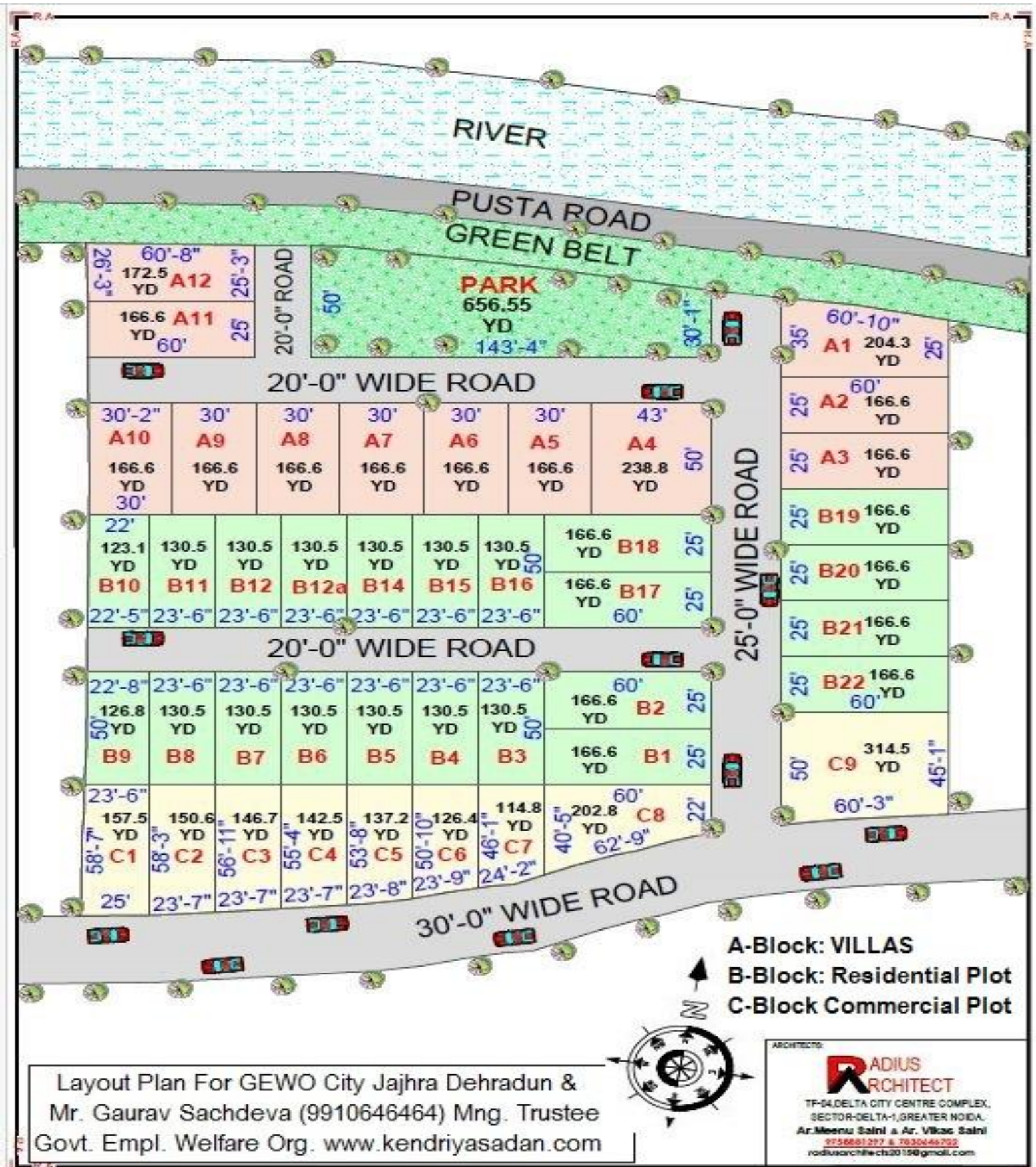
3. LOCATION:

With our schematic survey of the area and demand in general, the area within PCMC municipal limits is most prominent and that too near New Mumbai-Dehradun Highway (Toll Road) is developing at a encouraging pace. The area is well connected and with Hinjewadi IT park at a walking Distance the Post sale Rental value of the property in this area is maximum in the Dehradun Pimpri-Chinwad Area. Falling within PCMC (One of the richest and most organised municipal body the area is well planned and have the most reliable public services like sever water and Electricity. Due to planned development the area have most prominent schools, colleges and hospitals in the vicinity

Location Map:



4. PROJECT LAYOUT PLAN :



5. LAND MARKS IN THE VISINITY:

- 50 Mtr from under construction **4-Lane Paunta Sahib-Dehradun-Delhi Expressway** and existing Shimla Bypass
- Near Jal-Vayu Towers
- Near IRB(India Reserve Battalion 2nd), RSC (Regional Science Center)
- Elizabeth Public School, DOON VALLEY INTERNATIONAL SCHOOL and Carman Public School
- Himalayan academy of Water sports and Health care
- Surrounded by Five prominent PSUs and defense establishments
- Near Uttanchal university, IMA & FRI
- Adjescent to **Jajhra RTO**
- Railway station 15 Min drive
- Airport 45 Min Drive

6. SALIENT FEATURES:

- Gated Community with **Park***
- 25 Ft wide internal roads
- Entry from road
- River & Park facing Villas
- Sever line, water line and Electric poles for each plot
- CCTV centralized security
- Firm price NO ESCALATION for units Booked.
- Hand to hand Registry and possession.
- Installation of fire fighting systems as per latest norms.
- Provision for rain harvesting

***Note: Park is area for recreational use of residents on consent from GEWO only**

Park & other open area will remains property of GEWO

The applicant may apply for any one of the types of units Plots/Villas available in Dehradun Scheme:

7. Size, Details & Price of Plots (Inventory) :

Plot No	Size (Sq.Yrd) Gaj	Dimension (Ft Front X Ft Depth)	Basic Price (BSP)	Cost Of Plot (In Rs)	Offer Price For GEWO Members	Discount (In Rs)	Discount In %
B-1	166.66	25x60	20000	3333200	2749890	583310	17.50%
B-2	166.66	60x25	20000	3333200	2999880	333320	10.00%
B-3	130.5	23.6x50	20000	2610000	1957500	652500	25.00%
B-4	130.5	23.6x50	20000	2610000	1957500	652500	25.00%
B-5	130.5	23.6x50	20000	2610000	1957500	652500	25.00%
B-6	130.5	23.6x50	20000	2610000	1957500	652500	25.00%
B-7	130.5	23.6x50	20000	2610000	1957500	652500	25.00%
B-8	130.5	23.6x50	20000	2610000	1957500	652500	25.00%
B-9	126.8	22.8x50	20000	2536000	1902000	634000	25.00%
B-10	123.1	22.5x50	20000	2462000	1846500	615500	25.00%
B-11	130.5	23.6x50	20000	2610000	1957500	652500	25.00%
B-12	130.5	23.6x50	20000	2610000	1957500	652500	25.00%
B-13	130.5	23.6x50	20000	2610000	1957500	652500	25.00%
B-14	130.5	23.6x50	20000	2610000	1957500	652500	25.00%
B-15	130.5	23.6x50	20000	2610000	1957500	652500	25.00%
B-16	130.5	23.6x50	20000	2610000	1957500	652500	25.00%
B-17	166.66	60x25	20000	3333200	2999880	333320	10.00%
B-18	166.66	25x60	20000	3333200	2749890	583310	17.50%
B-19	166.66	25x60	20000	3333200	2499900	833300	25.00%
B-20	166.66	25x60	20000	3333200	2499900	833300	25.00%
B-21	166.66	25x60	20000	3333200	2499900	833300	25.00%
B-22	166.66	25x60	20000	3333200	2499900	833300	25.00%

Valid till 25/10/2023

Table 1

8. Size, Details of Villas (Inventory)

Villa No	Size (Sq.Yrd) Gaj	Dimension (Front x Depth) in Ft	Villa Type (BHK)	Built Up Area (SqFt)
A-1	204.3	30x60	4 BHK 4Toi +Servent	3500
A-2	166.6	25x60	3BHK + 3Toi + Terrace	2250
A-3	166.6	25x60	3BHK + 3Toi + Terrace	2250
A-4	238.8	43x50	4 BHK 4Toi +Servent	3500
A-5	166.6	30x50	3BHK + 3Toi + Terrace	2250
A-6	166.6	30x50	3BHK + 3Toi + Terrace	2250
A-7	166.6	30x50	3BHK + 3Toi + Terrace	2250
A-8	166.6	30x50	3BHK + 3Toi + Terrace	2250
A-9	166.6	30x50	3BHK + 3Toi + Terrace	2250
A-10	166.6	30x50	3BHK + 3Toi + Terrace	2250
A-11	166.6	25x60	3BHK + 3Toi + Terrace	2250
A-12	172.5	26x60	3BHK + 3Toi + Terrace	2350

Table 2

9. Price of Villas

Villa No	Villa Type (BHK)	Built Up Area (SqFt)	Cost (Rs INR)	Offer Price For Members OF GEWO	Discount (In RS)	Discount in %
A-1	4 BHK 4Toi +Servent	3500	18200000	12550000	5650000	31.04%
A-2	3BHK + 3Toi + Terrace	2250	9900000	7100000	2800000	28.28%
A-3	3BHK + 3Toi + Terrace	2250	9000000	6500000	2500000	27.78%
A-4	4 BHK 4Toi +Servent	3500	16800000	12100000	4700000	27.98%
A-5	3BHK + 3Toi + Terrace	2250	9900000	7105000	2795000	28.23%
A-6	3BHK + 3Toi + Terrace	2250	9900000	7105000	2795000	28.23%
A-7	3BHK + 3Toi + Terrace	2250	9900000	7105000	2795000	28.23%
A-8	3BHK + 3Toi + Terrace	2250	9900000	7105000	2795000	28.23%
A-9	3BHK + 3Toi + Terrace	2250	9000000	6500000	2500000	27.78%
A-10	3BHK + 3Toi + Terrace	2250	9000000	6500000	2500000	27.78%
A-11	3BHK + 3Toi + Terrace	2250	10800000	8100000	2700000	25.00%
A-12	3BHK + 3Toi + Terrace	2350	12220000	9000000	3220000	26.35%

Valid till 25/10/2023

Table 3

PLCs* are Included in above prices

*PLC is Preferential Location Charge

Above Prices Does Not Include:

1. Registration & stamp duty charges shall be extra as applicable
2. Taxes as applicable
3. Development Charge or 1500/SqYrd for Plots and 2000/SqYrd For Villas
 - i. Development charges is against electrical Poles installation, Water lines within the project and sewer line within the project

Note: Prices are subject to change after 25th of Oct 2023

10. Booking Amount

Table No: 4 (Booking Amount For Provisional Allotment)

Unit Type	Booking Amount
For Plots	10% of the Offer Price
For Villas	Rs5,00,000/- (Five lac Only)

11. PAYMENT SCHEDULE:

Only registered members who have deposited their Security against membership charges will be allotted plots & Villas on First Cum First serve

- 1) **Booking Amount** (Refer Table-4 above) is to be deposited at the time of allotment against preferred Flat(s) for provisional allotment
- 2) **1st Installment:** 10% amount of Villa Cost is to be deposited by the successful members within 30 days

Payment schedule for Plots Buyers

Table 5-1

Construction link Payment Plan	Payment Schedule
On application for booking	10%
Within 30 days from Booking	20% +Development Charges
Within 60 Days Of the Booking	20%
Within 90 Days Of the Booking	20%
At the time of Registry	30% + any pending payment as per demand

Payment schedule for Plots Buyers

Table 5-2

Construction link Payment Plan	Payment Schedule
On application for booking	10% Less Booking Amount
Within 30 days from Booking	20% +Development Charges
On completion of Plinth	20%
On completion of first floor Slab	20%
On completion of Top Floor Slab	20%
On offer Of Possession	10% + any pending payment as per demand

Note: 1.All the documents required for Loan has to be submitted by the allottee members along with 1st installment.

12. ACCOUNT DETAIL:

Booking Amount can be deposited Online at www.kendriyasadan.org
Or

DD/Cheque in the name of:

Government employees welfare organization

A/C No: 201003246598

Bank Name: *IndusInd* Bank

IFSC Code: INDB0000383

Branch: Indirapuram, Ghaziabad-201014

For assistance call 9910646464

13. DEHRADUN SCHEME TIME SCHEDULE:

Members are required to give their consent for Dehradun scheme by Registration and security at www.kendriyasadan.com

Allotment will be done for **Block-B (Residential Plots) & Block-A (Villas)** Rates will be revised after 25th Oct 2023

14. ELIGIBILITY:

PRIORITY - I

1. Serving Employees of central government & state government, PSUs, employees of Railways and Banks along with Defense personals (Navy, Air Force and Army), CPOs, central and state police etc. Employees of Union Territory Administration, Autonomous Bodies, Corporation, Nationalized Banks etc.
2. Serving Uniformed employees of the Ministry of Defense, CPOs and serving employees of Ministry of Railways.
3. Retired Employees of all government undertakings and corporations

PRIORITY – II

4. Spouses of the deceased employees: Spouses of the deceased Government employees or deceased retired government employee
5. Associates, partners and employees of the GEHWS, with a minimum of six months of service.

PRIORITY – III

6. Spouses & family members of members in Priority-I.

15. Allotment/Booking Process:

1. The registered members who have given their demand for the station shall deposit their registration form and security amount of Rs5500/- online to participate in the allotment and select the units on first come first basis.
2. The registered members can log on to www.kendriyasadan.com and deposit their booking amount online or fill the attached (Annex-1) form and submit with the society along with a DD/Cheque of corresponding Plot, booking amount for villas is kept at Rs500000/- (Five Lac Only) for convenience.
3. On receipt of the booking amount the Unit booked will be removed for booking for other applicants. And will show as **SOLD** on the website.
4. Further the payment shall be done as per the payment schedule mentioned above in Table 5-1&2

Note: No interest will be payable on refundable security and/or earnest Money deposited along with the application fees (if any)

16. ALLOTMENT:

- Allotment will be done within one month of receipt of booking amount.

17. WITHDRAWAL FROM THE SCHEME:

- Any member can withdraw from the scheme at any time before payment of first installment, the amount deposited by the member against membership security deposit and booking amount will be refunded within three month of the receipt of the application for refund as per society policy.
- In case of withdrawal after payment of booking amount, 10% of the amount deposited and security will be deducted against administrative expenses
- Even after withdrawing from a scheme a member is still eligible to apply for units in other schemes by GEWO on payment of membership security deposit for the scheme.

18. IMPORTANT POINTS:

- In order to provide prompt and efficient service to the beneficiaries visiting site, for deposit of applications, depositing payment and scheme enquiries will be entertained on site office on all working days between 10:30 am till 6:00 pm. Payment through RTGS, NEFT and other online modes are preferred.
- Applicant can make the payment online through our website.
- Beneficiaries are advised to ensure that their Registration Nos. and names and contact numbers are mentioned correctly while registering and any further corresponding with society.
- Any missing information could be completed by calling our customer care member: 9910646464
- Payment notice for installments, for all the schemes, are sent to all the confirmed beneficiaries mentioning therein the last date of payment through e-mail. For payments received beyond the stipulated date, interest becomes chargeable as per BBA

19. CONTACT DETAILS:

E-Mail: kendriyasadanhousing@gmail.com Website: www.kendriyasadan.com
Contact Number: 9910646464

Sd/-

Registered Office : B-44, 3rd Floor, Old Double Story Lajpat Nagar-4, Delhi-110048	Society Office: FF-19, First Floor, Gardeniya Comercial Market, Sector 75 Noida, Gautambudha Nagar U.P.
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SCHEME DOCUMENT IS FOR INFORMATION ONLY. NOT A LEGAL OFFERING

Government Employees Welfare Organisation.

REGN. NO. GH3978 Dated: 01062018

APPLICATION FORM

Membership Registration No. _____ (To be filled by Society)

To

The Managing Trustee

GEWO

I/we wish to become a member of "GEWO." And book a Plot/Villa/Flat in GEWO City
I have read and understood the rules & regulations and agreed to abide by them for
allotment of Plot/Villa to be constructed by the society. My/our particulars are as under:

1. Full Name :

2. Father's/Husband's name :

3. Contact Number :

4. Co Applicant Name :

5. Co applicants Relation:

5. Name of Employer/Business :

6. Designation/Position :

7. Yearly Income (in Rs. Lakh) :

8. Adhaar No :

9. Office Address :

10. Address for communication :

11. Email Address :

12. Telephone / Mobile Number :

13. Option 1: PLOT No. _____ Size _____

14. Option 2: Villa No. _____ Size _____

15. Payment Detail

1. (In case of Online Payment)

I have made a Payment of Rs _____ Through _____

Transaction No _____ On(Date) _____

2. (In Case of payment through Cheque/DD)

Enclosed please find herewith Cheque / DD No. _____ Dated _____

Drawn on _____ amounting to Rs. _____ Lacs /- (Rupees _____

_____ Lacs only) favouring "**Government employees Welfare**

Organization" payable at par.

Date:

Place:

Signature of the Applicant(s)