



TECHS/GFG-4----/A ----/2020-21

Dt:08.03.2021

**NOTICE FOR REGISTRATION OF SITES - GFG-4**

Dear Sri/ Smt

In continuation of our earlier circular dated: 20.06.2020 regarding registration of sites, registration of sites is now taken-up in respect of sites which are released at GFG-4 by BIAAPA and payment received in full as per allotment letter. E-Khatha in respect of released site in the name of society are also obtained

When we approached sub-Registrar office for registration of sites as per our allotted price/cost, they suggested us to approach IGR Office, citing this is a new layout and as per revised IGR guidelines, Guidance value is to be fixed for any new layout. We immediately in August 2020, represented to IGR for fixation of guidance value. Vide IGR letter Dt:05.01.2021, the guidance value was fixed as Rs,11500/- (per SqM), Again we represented to reduce the guidance value. Vide IGR letter Dt:02.03.2021 the rate was revised to Rs,11000/- per SqM (i.e., 1022 per Sqft) Hence registration is now started.

It has been our experience most of the allottees are not taking up construction after their registration of sites, putting lot of pressure on society to maintain the layout for a very long time. To keep the layout weed-free and clean, watering and maintaining the road side trees, maintenance of UG treatment plant and water supply, payment of electricity charges and security charges involves a huge expenditure. Society is not in a position to bear this expenditure, unless site purchasers come forward for upkeep of layout. Hence in the interest of site purchasers, they are requested to pay a maintenance charge of Rs. 5/per sq. ft. /year for a period of 5 years i.e. Rs.25/sq. ft. at the time of registration of sites, through DD/Cheque drawn in favour of society.

Please fill up the Enclosed Registration form and return to the society by Post / E-mail along with copy of **ALLOTMENT LETTER, PAN CARD, AADHAR AND 2 PASS PORT PHOTOS** to make ready the sale deed. There is a slight change in registration charges, as mentioned below. please be ready to purchase DD`s for registration and intimate us before purchase of DD`s

Please find below details regarding your site allotment, amount already paid and balance amount payable.

Members are requested to make payment of dues if any by DD/Local cheque drawn in favour of **Telecom Employees' CO-OP. Housing Society Ltd.**, Bangalore. **Cash/Out station cheque without CTS mark /Part payment will not be accepted**, The payment may please be made at the earliest at our **office located at No.43, Railway Parallel Road, Kumara Park (West), Bangalore-20**, during its working hours i.e., **11.00 AM to 6.30 PM.**

Amount may also be transferred through RTGS as per details Below:

**TELECOM EMPLOYEES CO-OP HOUSING SOCIETY LTD.**

UCO BANK, Cantonment Branch, Bangalore-560001

S.B. A/C NO: 01510100027791

IFSC Code: UCBA0000151, MICR Code: 560028013

After transferring the amount please intimate society with details through E-mail: [info@telecomhousing.org](mailto:info@telecomhousing.org) for issue of receipt for the same.

Seniority No.	Site No.	Area in Sq. Ft.	Amount paid so far	Balance Payable now	Maintenance Charges Payable now

Please feel free to approach society if you have any queries.

Assuring you of our best services.



**(G Babu)**  
**President.**

**NOTE: Please submit Photo copy of allotment letter , Aadhar card, Pan Card & 2 Passport size Photos along with registration request letter.**

**Registration details of GFG-4**

Allotment Price Rs. 700/- per Sq. Ft. for to 30X40 & 30X50 and Rs.750/- per Sq. Ft. for 40X60 & 40X70 for intermediate Site and Rs.1000/- per Sq. Ft. for corner site. **Govt. Guideline Value Rs. 1022/- per sq. ft. for intermediate site & Rs. 1125/- per sq. ft. for Corner site. DD to be Purchased for Registration as per below details:**

Status of site	Dimension	Total area in Sq. Ft.	Govt. Guideline Value of Site in Rs.	To be paid by DD Stamp Duty 5.15 %	To be paid by DD Cess 0.5 %	To be paid by DD Registration Fee 1 %
1	2	3	4	5	6	7
Intermediate	30X40	1200	12,26,400	<b>63,160</b>	<b>6,132</b>	<b>12,264</b>
Intermediate	30X50	1500	15,33,000	<b>78,950</b>	<b>7,665</b>	<b>15,330</b>
Intermediate	40X60	2400	24,52,800	<b>1,26,320</b>	<b>12,264</b>	<b>24,528</b>
Intermediate	40X70	2800	28,61,600	<b>1,47,375</b>	<b>14,310</b>	<b>28,620</b>
Corner	30X40	1200	13,50,000	<b>69,525</b>	<b>6,750</b>	<b>13,500</b>
Corner	30X50	1500	16,87,500	<b>86,910</b>	<b>8,440</b>	<b>16,875</b>
Corner	40X60	2400	27,00,000	<b>1,39,050</b>	<b>13,500</b>	<b>27,000</b>
Corner	40X70	2800	31,50,000	<b>1,62,230</b>	<b>15,750</b>	<b>31,500</b>
Odd Dimension						

**Note: Three separate DD`s as per column 5,6 & 7 are to be purchased in favour of "The Sub Registrar Devanahalli"**

**Sub Registrar Office Address: Mini Vidhan Soudha (Taluk Office) 2<sup>nd</sup> Floor, Devanahalli**

**TELECOM EMPLOYEE'S CO-OP. HOUSING SOCIETY LTD. B'LORE - 20**  
**DETAILS GIVEN FOR REGISTRATION OF SITE**

Name of the Member:		
Age & Pan No.	Age:	PAN:
Father's / Husband's Name:		
Address:		
Phone & Mobile No.		
E-mail ID		
Name of the Project & Site No.	Site Release-Yes / No	
Seniority & M/AM No.	Sen:	M/AM No.:
Dimension & Inter / Corner		
Total Area		
Site Cost	Rs.	Verified by:
Site Amount Paid	Rs.	
Stamp Duty Paid (5.15%)	DD Amt.: Rs.	DD No.:
Cess Fee Paid (0.50%)	DD Amt.: Rs.	DD No.:
Registration Fee Paid (1%)	DD Amt.: Rs.	DD No.:
DDs drawn in favour of	The Sub-Registrar, Devanahalli	
<b>Site Measurement</b>	North to South:	
	East to West:	
<b>Boundaries:</b>		
East by		
West by		
North by		
South by		
Preferred dates for Registration		
Any other information		

Certified that I have verified the measurement and boundaries the details given above are correct.

**Date:**

**For office use only**

Signature of the Member

1. Date fixed for Reg:
2
3.