

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
 Head Office : 6TH FLOOR, 'A' WING JANPATH BHAWAN NEW DELHI-110 001
 Website : www.cgewho.in ; E-Mail : cgewho@nic.in

No A-406/4

By Post

Date: 01/09/2014.

To,
The 364 Beneficiaries of Mohali (Phase I) Housing Scheme

✓ Subject: Formation of Adhoc Committee of Apartment Owners' Association (AoA) for CGEWHO's Mohali (Phase-I) Housing Scheme : reg.

Sir/Madam,

This is in continuation to CGEWHO's letter No A-406/4 dated 01/07/2014, regarding formation of Ad-hoc Committee of Apartment Owners' Association. Following members have been chosen in the proposed AoA unopposed. The issue was discussed with the four members elected unopposed and it is advised by us that additional five members are required to be co-opted through a General Body Meeting amongst voters as on date, since, a group of beneficiaries litigating in court of law for compensation differing peaceful possession either without completing the documentary formalities or without payment of society charges and / or both as called for by CGEWHO.

Table

Type of Flat	Type-wise Member-Representative to be elected for entire project (in Nos)	Type-wise MINIMUM NO Member-Representative to be elected (in Nos)	Nomination(s) found to be valid for contesting as Member-Representative(s)	Name of the contesting Member-Representative(s)
A	01 against 30	01 against 16	NIL	NOT APPLICABLE
B	06 against 294	04 against 188	THREE	Sh Biki Singh :: 9814952929; bikisingh1948@gmail.com Sh Jai Krishan Peer :: 9417790156; jkch2277@gmail.com Sh Desh Pal Sharma :: 7508358214;
C	03 against 159	02 against 87	ONE	Shri Surendra Kumar Gupta ::9521237078
D	03 against 120	02 against 73	NIL	NOT APPLICABLE
TOTAL	13 against 603	09 against 364	FOUR	SHORT OF FIVE

2. As per the statement of CGEWHO Project Office, 316 (+) beneficiaries have taken over their respective unit and more than 50 families had shifted to the complex who are facing day to day problems for the operation of common services/facilities. Moreover, as per scheme brochure of the CGEWHO, Adhoc Apartment Owners' Association are to be formed to take over the common services/areas/ amenities of the complex to run day to day activities. CGEWHO have already expensed a sum of Rs.1960899/- (details are web-published) out of the total collection on behalf of the society charges collected so far.

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3. The notice is being issued to you to attend the meeting to be held on 20/09/2014 at 10:00 Hours at the Community Centre where balance members will be co-opted to take over common amenities for the another six months or so with the following mandate as per CGEWHO Rule-31 as mentioned the Scheme Brochure. **QUOTE** "31. CO-OPERATIVE SOCIETY/APARTMENT OWNERSHIP ASSOCIATION : Beneficiaries of each Scheme would form a Cooperative Society/Apartment Ownership Association under local laws governing such bodies. Every beneficiary will pay the Membership Fee for the Society/Association. In addition, a sum equal to 1.5% of the final cost of the dwelling unit will be charged from each beneficiary and credited to the account of his Society/Association, for its running expenses. The Society/Association, will administer the colony, look after its maintenance, attend to common property and provide guidelines for civic standards. The Society/Association will be governed by its bylaws.

"PROCEDURE & OBLIGATIONS

(a) Coinciding with or after issue of the final call up notice, the CGEWHO will hold a General Body meeting of all the beneficiaries to elect the office-bearers of the proposed Apartment Owners' Association.

(b) Such elected adhoc Committee, of the proposed Apartment Owners Association, will aim at formally constituting the Association, including framing of its by-laws under the local laws governing such bodies, and register the same with the appropriate competent authorities.

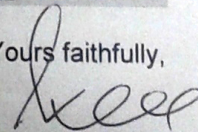
(c) On completing the formalities regarding registration of the Association, the ad-hoc Committee would be required to convene a General Body meeting of all the beneficiaries to elect and constitute a regular Executive Committee.

(d) The duly elected adhoc Committee will take over all the common areas/services/facilities of the project within 6 months of its constitution - a period during which CGEWHO will maintain the residential complex and debit the actual maintenance expenses so incurred to the Apartment Owners' Association account.

(e) In case the adhoc/regular Committee fails to take over the common services/facilities/areas within a further period of 4 months, the CGEWHO shall be at liberty to wind up its operations at site, including demobilizing its man power, leaving the complex in 'as is-where is' condition, at the discretion of the Chief Executive Officer, CGEWHO. However, during these 4 months period, though the CGEWHO shall maintain the complex at the cost of Apartment Owners' Association, it will charge an additional amount of Rs. 150/- per beneficiary per month for the services so provided which will be over and above the actual cost of maintenance and debit the same to the Apartment Owners' Association account, before handing over the balance of amount to it.

(f) While some amounts will be transferred to the ad-hoc Committee by the CGEWHO, for meeting day to day expenses, bulk of the AOA charges collected will be transferred to the regular Executive Committee only, on a formal request by the President/Secretary, but after taking over all the common areas/services/facilities of the project. **However, no interest would be paid by the CGEWHO to the AOA, on the amounts collected from the beneficiaries towards AOA charges."** UNQUOTE

Yours faithfully,



M K Maity

Deputy Director (Administration) &
Presiding Officer for Election

For Chief Executive Officer