



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
**CENTRAL GOVERNMENT EMPLOYEES
WELFARE HOUSING ORGANISATION**
(Ministry of Housing & Urban Affairs, Govt. of India)
(An ISO 9001-2015 Organisation)

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FILE NO. A-407/6

Date :30.10.2024

The President – AOA (Adhoc)
Kendriya Vihar
Greater Noida

Sub: **Dissolution of Apartment Owners' Association (Adhoc) for CGEWHO's Greater Noida (Phase-I) Housing Scheme.**

Dear Sir

This has reference to the various letters dtd.04-07-2024, 16-07-2024, 25-07-2024, 30-07-2024,, 11-09-2024 & 27-09-2024 written to you regarding handing over/ taking over of common areas with all the common amenities.

2. The Adhoc AOA was formed on 15.10.2023, however, the office bearers were elected amongst the Tower Representatives on 11.03.2024. Hence, Adhoc AOA should have started functioning w.e.f 15.10.2023. Besides, the Adhoc AOA has not achieved any of the objectives as mentioned in the above letter and which is as per para 31 of CGEWHO Rules Brochure. The main objectives are reproduced below :

- i) Framing of by-laws as per local regulations.
- ii) Registration of the Association with appropriate Competent Authorities.
- iii) Opening of Bank Account.
- iv) Methodology to be adopted for collection of common area maintenance charges
- v) Taking over of common areas/ services/ facilities.
- vi) Convene a General Body to constitute a regular Executive Committee.

3. This office is in receipt of representations from many beneficiaries of the project requesting for dissolution of the existing Adhoc AOA. Beneficiaries have also expressed dissatisfaction with the functioning of present Adhoc AOA.

4. It is pertinent to mention here that since none of the above objectives have been fulfilled by Adhoc AOA. As per the Rule 31 (e) of Part B, CGEWHO Rules Brochure

“CGEWHO is at liberty to wind up its operations at site including de-mobilising its manpower, leaving the complex in “as is where is condition.”

5. However, in the interest of beneficiaries of Greater NOIDA (Phase I) project, it is decided by the Competent Authority to dissolve the existing Adhoc AOA and conduct fresh

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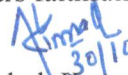
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elections for the re-constitution of new Adhoc Apartment Owners Association with proper election of office bearers to complete the job as mentioned at Para 2 above. Accordingly, Notification No. A-407/6 dated 21.11.2023 and 11.03.2024 regarding the formation of existing Adhoc AOA is hereby cancelled.

6. The election procedure for reconstitution of Apartment Owners Association (Adhoc) is being circulated separately.

7. The said letter is issued with the approval of CEO, CGEWHO.

Yours faithfully,


(Ashok Kumar)

Dy Director (Admn)
For Chief Executive Officer

C.C. to all the office bearers of AOA (Adhoc)

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