



No.A-407/6

22nd May 2025

To

All the beneficiaries of Greater Noida (Phase-I) Project.

Subject: Fresh Election for Re-Constitution of AOA – KVG N Phase-I and Registration thereof.

Sir,

This has reference to our letter No. A-407/6 dated 30.10.2024 regarding the dissolution of the Adhoc AOA of CGEWHO's Greater Noida Phase-I project. The Adhoc AOA, constituted on 15.10.2023, could not fulfill its key objectives, particularly the registration of the association and takeover of common areas.

2. Consequently, fresh elections were conducted on 01.12.2024 to reconstitute the Adhoc AOA with the primary objective of achieving registration and facilitating the handing over of common areas. While the newly elected body have taken over and managing the common areas, however, the registration process have been hampered due to objections raised by few Executive Members.

3. In an effort to resolve the matter, Adhoc AOA convened an Annual General Body Meeting on 20.04.2025, during which, the majority of members was in agreement for immediate registration of the AOA without any preconditions. The minutes of this meeting is enclosed herewith. Subsequently, the Registrar of Societies rejected the AOA's request for registration on 08.05.2025.

4. As evident, CGEWHO has made earnest efforts to facilitate the registration of AOA by conducting elections twice. Unfortunately, due to internal disagreements among Adhoc Committee members, the process have been derailed from time and again.

5. It is pertinent to mention here that AOA funds are nearing exhaustion and to ensure the continuation of essential services and maintenance, CGEWHO has decided to conduct **fresh elections** to form an AOA (Adhoc) comprising **10 Board Members**. These board members will be elected to exclusively perform the following activities:-

- a. Frame by-laws in accordance with local regulations & registration of AOA with the Competent Authority.
- b. Open a bank account for the AOA
- c. Establish a system for collection of common area(s) maintenance charges.
- d. Convene a General Body Meeting to constitute a regular Executive Committee.

6. You are requested to forward your nomination for the board of members by **29th May 2025**. The detailed election process alongwith the schedule of election and nomination form are being uploaded to website www.cgewho.nic.in.

Yours faithfully,

(Roshan Kishore)

Assistant Director (Admin)
For Chief Executive Officer

Encl: As above.

Copy to: All Office Bearers of AOA (Adhoc), KVG N Phase-I



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
M/o Housing & Urban Affairs (An ISO 9001:2015 Organisation)
Head Office : 9TH FLOOR, 'B' WING JANPATH BHAWAN NEW DELHI-110 001
Phone No.011-23717249/23355408/23322192
Website : www.cgewho.in ; E-Mail : cgewho@nic.in,

WEB PUBLISH

A-407/6

22nd May, 2025

ATTENTION : BENEFICIARIES OF GREATER NOIDA PHASE-I HOUSING SCHEME

Sub : Election for 10 Board of Members for re-constitution of AOA(Adhoc)-KVGN Phase-I.

Sir/Madam,

With reference to the President, AOA (AOA-Adhoc) KVGN Mail dated 19.5.2025 regarding rejection of application for Registration of AOA, KVGN by the Registrar of Societies (copy enclosed as Annexure-I), the Competent Authority has decided to conduct election of 10 Board of Members for constitution of AOA (Adhoc).

2. Detailed Election Procedure is given below : -

Eligible Voter : All the beneficiaries who have executed Tripartite Sub-Lease Deed till cut-off date i.e. 20.05.2025 of their respective flats/commercial property are eligible voter.

Nomination :

It is informed that any of the eligible voter can file nominations for election of Ten (10) Board of Members.

Election of Board of Members:

It is also inform you election will be held to elect 10 Board of Members. In case only 10 nominations are received, then it will be construed that they have been elected unanimously as Board of Members and no further election process will be held.

Tentative Election Programme :

(i)	Publication of Eligible Voters List at the CGEWHO's website. Note : If anyone have any reservation in eligible voter list, he has to communicate through mail to cgewho@nic.in latest by 26.05.2025. If required a fresh list of eligible voter will be published on 28.05.2025.	22.05.2025 FRIDAY
(ii)	Last Date of submission of nominations for the election of Board of Members for KVGN Phase-I at following address :- General Manager (Projects) Greater Noida (Phase I), Kendriya Vihar, Plot No. 7 Pocket P4, Builders Area, Sector Phi-2, Greater Noida – 201310, Uttar Pradesh (Nomination form enclosed as Annexure-II)	29.05.2025 THURSDAY
III	Display of List of Nominations after scrutiny	02.06.2025 FRIDAY

(iii)	Last date of withdrawal of Nomination	06.06.2025 MONDAY
(v)	Display of the final list of the contestants on CGEWHO's website.	10.06.2025 FRIDAY
(vi)	Date of Election for formation of Adhoc AOA. (No Postal/Proxy Ballot is allowed).	15.06.2025 SUNDAY 0900 Hrs to 1400 Hrs
(v)	Counting of votes	15.06.2025 SUNDAY 1430 Hrs onwards

2. Only eligible voter will be allowed to cast their vote through secret ballot for Election of 10 Board of Members. Voting will start at 9:00 Hours to 14.00 hours on 15.06.2025 (Sunday) at Community Centre, Kendriya Vihar Complex. No postal/proxy voting is allowed. Counting of votes/ballots shall commence at 14.30 hours and result shall be declared on completion of counting of votes/ballots.

5. Further, it is intimated that FMS contract of Greater Noida (Phase I) project, which was concluded by the outgoing AOA to the maintenance agency i.e. M/s Nimbus Harbour Management Pvt. Ltd., shall remain in force at same rates and terms & conditions till the formation of new AOA (Adhoc) plus two months. Payment to agency will be made by CGEWHO from AOA fund after certification of bills from GM Project, Gr. Noida.

6. It is also informed that nomination has to be proposed by two eligible voters.

Yours faithfully,

(Roshan Kishore)

Asst Director (Administration)
For Chief Executive Officer

Encl. : Nomination Form-Annexure-I

CC To General Manager (Projects), Greater Noida (Phase I) Project