

Central Government Employees Welfare Housing Organization

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No. A-406/6

Date: 30/06/2014

To All Beneficiaries of Kolkata (Phase II) Housing Scheme

Sub: Formation of Ad-hoc Apartment Owners' Association for CGEWHO's Kolkata (Phase II)

Sir/Madam,

In continuation to CGEWHO's letter No. A-404/1 dated June 16, 2014, vide which dates for manual draw at Kolkata (Phase II) were informed to all the beneficiaries of Kolkata (Phase II) housing scheme. It is informed that Governing Council, CGEWHO in its 52nd Meeting, minutes of meeting dated 18/6/2014 directed that Apartment Owners' Association of CGEWHO projects should be formed at the time of conducting draw of lots for allotment of specific units.

2. In view of the above CGEWHO is now required to initiate the process of formation of Apartment Owners Association (AOA) at Kolkata (Phase II) during General Meeting of allottees along with draw planned on 19th & 20th July 2014 of that type of allottee's General Meeting.

3. As per CGEWHO Rule – 31, an Ad-hoc Committee will be constituted as a preliminary body in the form of precursor to the eventual Apartment Owners' Association in accordance with local laws governing such bodies. Type-wise details of members-representative to be elected for the Ad-hoc committee are given below:

Type	No of Allottees in each type of flat	Type-wise members-representative to be elected during General Meeting of that type*
A	036	01
B	192	04
C	156	03
D	198	04
Total	582	12

- One representative is considered for 50 allottee's or fraction thereof, for each type of DU/flat

4. Type-wise list of allottee's is web-published and shall be displayed at the notice board of the project on the date of General Meeting. Representative of Ad-hoc committee and office bearers shall be elected in the General Meeting of that type of allottees on the date of draw i.e 19/07/2014 & 20/07/2014 respectively as per schedule of draw already informed to allottees.

5. Nominations can be submitted on the Nomination form made available during General Meeting of that type by the contestants who desires to be elected as member, to the Presiding Officer of the Committee of Officers deputed for the draw as well as formation of Ad-hoc Apartment Owners' Association by CGEWHO. Nominations received during General Meeting of that type shall be informed to the allottees present during General Meeting and election process shall take place either by raising hands or by using slips for voting. The committee may bring minor changes in the procedure as stated, if required, at any point of time and authorized to take help of any beneficiary for conducting the election in smooth, transparent and independent manner.

6. On its election, the members, Executive Committee of Ad-hoc Apartment Owners Association will conduct its 1st meeting with Presiding Officer and Committee of Officers from CGEWHO on 20th July, 2014 at 4.30 pm after completion of type 'D' draw to nominate its office bearers viz. President (1), Vice President (1), Secretary (1), Jt. Secretary (1), Treasurer (1) and rest Executive Members. Such Elected Executive Committee of Ad-hoc Committee for Apartment Owners Association will undertake the activities as mentioned in Rule 31 of CGEWHO Rules, which includes formal constitution of a registered Apartment Owners' Association, including frame of bye-laws under the local laws governing such bodies.

Yours faithfully,

(Arun Kumar Singh)

Asst. Director (Admn.)
for Chief Executive Officer

P.S. : Individual Allottees has been informed through Speed Post.