

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

A-406/4

By Post

Date: 01/07/2014.

To,
 The beneficiaries of Mohali (Phase-I) Housing Scheme.

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

Sir/Madam,

This has reference to CGEWHO's letter of even no dated 28/05/2014. The nominations received by this office are mentioned below.

Table

Type of Flat	Type-wise 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	NIL	NOT APPLICABLE
B	06	THREE	Sh Biki Singh :: 9814952929; bikisingh1948@gmail.com Sh Jai Krishan Peer :: 9417790156; jkch2277@gmail.com Sh Desh Pal Sharma :: 7508358214;
C	03	ONE	Shri Surendra Kumar Gupta :: 9521237078
D	03	NIL	NOT APPLICABLE
TOTAL	13	FOUR	SHORT OF NINE

2. From the above table, it may be ascertained that there is no need of forwarding any Ballot Paper(s) to the beneficiaries since nominations received by CGEWHO in each category is less than no of members to be elected in type of DUs. In view of the above, it is to inform you that there shall not be any formal election as the nominees are already elected **unopposed**.

3. The above member-representative(s) of the ad-hoc committee will act as executive committee and are requested to convene a meeting to induct/co-opt balance members amongst the voter(s) i.e. who have either complied with requirement as para-4 of letter No.A-406/4 dated 28/05/2014 and/or taken over possession of their flat/DU. They are also required to elect following office bearer(s) amongst themselves, if they so desire. Remaining elected member-representative will act as a Member-Representative of the adhoc committee till end of the tenure of the adhoc committee:

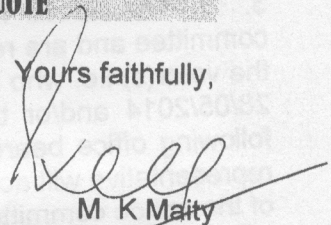
President : One	Vice-President : One	Secretary : One	Joint Secretary: One	Treasurer : One
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4. The adhoc committee of AoA will thus act as per CGEWHO Rule-31 as mentioned the Scheme Brochure. **QUOTE** "31. CO-OPERATIVE SOCIETY/APARTMENT OWNERSHIP ASSOCIATION : 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 byelaws.

"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