



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**  
**M/o Housing & Urban Affairs (An ISO 9001:2015 Organisation)**  
**Head Office : 6TH FLOOR, 'A' WING JANPATH BHAWAN NEW DELHI-110 001**  
**Phone No.011-23739722/23717249/23355408, Fax No. 011-23717250**  
**Website : [www.cgewho.in](http://www.cgewho.in) ; E-Mail : [cgewho@nic.in](mailto:cgewho@nic.in),**

**SPEED-POST**

30<sup>th</sup> October, 2024

A-407/6

To,

All eligible beneficiaries of Greater Noida (Phase-I) Housing Scheme.

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

Sir/Madam,

Consequent to the dissolution of existing AOA (Adhoc) vide CGEWHO's letter dtd.30-10-2024 (copy placed at [www.cgewho.in](http://www.cgewho.in)), the Competent Authority have decided to reconstitute the AOA (Adhoc). The election shall be conducted by the Presiding Officer/Independent Election Observer nominated by M/o Housing & Urban Affairs. Detailed Election Procedure is given below : -

**Eligible Voter** : All the beneficiaries who have executed Tripartite Sub-Lease Deed till cut-off date i.e. 29-10-2024 of their respective flats/commercial property are eligible voter. It is also informed that any of the eligible voter can file nominations for the post of office bearers in Adhoc AOA.

**Election of Office Bearers :-**

- a) President
- b) Vice President
- c) General Secretary
- d) Joint Secretary
- e) Treasure
- f) Member – 4 nos.

**Tentative Election Programme :**

(i)	Publication of Eligible Voters List at the CGEWHO's website.	4th November 2024 (MONDAY)
(ii)	Last Date of submission of nominations for the Adhoc AOA Committee at Project Office at following address :- GM – 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-I)	15th November 2024 (FRIDAY)
(iii)	Last date of withdrawal of Nomination	19th November 2024 (TUESDAY)
(iv)	Scrutiny of Nominations	22th November 2024 (FRIDAY)
(v)	Display of the final list of the contestants on CGEWHO's website.	25th November 2024 (MONDAY)
(vi)	Date of Election for formation of Adhoc AOA. (No Postal/Proxy Ballot is allowed).	1st December 2024 (SUNDAY) 0900 Hrs to 1400 Hrs
(v)	Counting of votes	1st December 2024 (SUNDAY) 1430 Hrs onwards

**Contd... 2/-**

2. Adhoc Committee will aim at formally constituting the Apartment Owners Association (Adhoc), with main objectives as given below :
  - a. Framing of by-Laws under Local Laws governing such bodies.
  - b. Registration of the Association with appropriate Competent Authorities
  - c. Opening of Bank Account.
  - d. Methodology to be adopted for collection of common area maintenance charges.
  - e. Taking over Common Area / services / facilities.
  - f. Convene a General Body meeting of all the beneficiaries to elect and constitute a regular Executive Committee.
  
3. The Adhoc Committee, will administer the complex, look after its maintenance, attend to common property and provide guidelines for civic standards. The regular Apartment Owners Association (AOA), once formed, will be governed by its bye-laws. For further guidance, it may refer to CGEWHO Rule-31 as mentioned in the Scheme Brochure.
  
4. Only eligible voter will be allowed to cast their vote through secret ballot for the Formation of 'Apartment Owners' Association' (Adhoc). Voting will start at 9:00 Hours to 14.00 hours on 01-12-2024 (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 or till new AOA ratifies the same . Payment to agency will be made by CGEWHO from AOA fund after certification of bills from GM Project, Gr. Noida.
  
6. Only the beneficiaries are requested to attend the meeting without proxy.

Yours faithfully,

  
30/10

Ashok Kumar  
Dy. Director (Administration)  
For Chief Executive Officer

Encl. : Nomination Form-Annexure-I

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

**NOMINATION FORM****Elections for the Executive Committee of the Greater Noida, Kendriya Vihar-I  
Apartment Owner's Association (Adhoc)**

Nomination for the Post of : \_\_\_\_\_

Name of the candidate: Shri/Smt./Miss. \_\_\_\_\_

Regn No. (as allotted by CGEWHO) :	Physical possession taken on :
Official designation/Office Address :	Residential Address :
_____	_____
_____	_____
_____	_____
_____	_____
Tel : _____ E-mail : _____	Tel : _____

	Name	Residential Address	Regn No with CGEWHO	Signature
Proposed by				
Seconded by				

I accept the proposal for nomination for the above Tower representative in the Adhoc Managing Committee of the Apartment Owner's Association.

Date \_\_\_\_\_ E-Mail : \_\_\_\_\_ Signature of the Candidate

**VERIFICATION**

The above nomination has been examined and found valid / invalid.

Dated \_\_\_\_\_ Signature of Presiding Officer

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**RECEIPT**

Received a Nomination form for the Tower Representative of type " A / B / C / D" & Commercial complex  
in \_\_\_\_\_ the \_\_\_\_\_ name of \_\_\_\_\_ Shri/Smt. \_\_\_\_\_ /  
Miss. \_\_\_\_\_

Dated \_\_\_\_\_ Time \_\_\_\_\_ Signature of Receiving Officer