

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

No. A-406/4

By Post

Date : 15/10/2014.

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

Subject : Formation 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 01/09/2014. The nomination(s) for representative of the adhoc committee of AoA are accepted in the General Body meeting on **20/09/2014**. The member(s) stand elected unopposed for the adhoc committee of AoA are as under :

Type of Flat	Representative elected (in Nos)	DETAILS OF MEMBER-REPRESENTATIVE				
		REGN.NO	NAME	UNIT	BLOCK	PHONE NO.
A	01	PJA3623	DM PARKASH	103	A-1	9417019862
B	05	PJB0467	BIKI SINGH	003	B-1	9814952929
		PJB0550	JAI KRISHAN PEER	301	B-3	9417790156
		PJB0147	DESH PAL SHARMA	903	B-3	7508358214
		PJB3940	RITU KAPOOR	702	B-2	9417115888
		PJB2598	BRIJ MOHAN SOOD	502	B-1	9872810971
C	04	PJC4021	SURENDRA KUMAR GUPTA	304	C-2	9501237078
		PJC3383	RAJINDER SINGH	1103	C-3	9417780944
		PJC0014	JATINDER KUMAR HANDA	505	C-2	9417091456
		PJC1685	RAM NATH BANSAL	506	C-1	9417347754
D	03	PJD3081	JAGGA SINGH KAHLON	1004	D-2	9814211263
		PJD0595	MULKH RAJ SHARMA	402	D-2	9417800801
		PJD3705	CHARANJIT SINGH KHURANA	802	D-1	9780520204

2. On 27/09/2014, the member-representatives of the adhoc committee, have elected following office bearer(s) amongst themselves. Remaining elected member-representative will act as a Member of the adhoc committee till end of the tenure of the adhoc committee :

President	Vice-President	Secretary	Jt. Secretary	Additional Secretary	Treasurer
Sh. Biki Singh	Sh. Surender Kumar Gupta	Sh. Jai Krishan Peer	Sh. Desh Paul Sharma	Smt. Ritu Kapoor	Sh. Ram Nath Bansal

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

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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 bye-laws.

“PROCEDURE & OBLIGATIONS

(a) Action to this clause taken by CGEWHO on 20/09/2014.

(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 adhoc 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**

5. Kindly be informed that the Defect Liability Period (DLP) will be completed on **31/03/2015** as per the conditions mentioned in the final call letter dated 18/09/2013 and intimation towards regular electricity connection provided vide letter No. A-506/6 dated 03/02/2014 with cut-off date as 31/03/2014.

Yours faithfully,

M K Maity
Deputy Director (Administration) &
Presiding Officer for Election
For Chief Executive Officer