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Army Welfare Housing Organisation
South Hutments, Kashmir House
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B/030001/55/AWHO/Coimbatore

07 Mar 2019

Project Director
AWHO
Anna Nagar
Chinnavedampatti-Post
Coimbatore – 641 049

All allottees of Raman Vihar, Coimbatore

**NOMINATION OF AUC AND FORMATION OF RWA
IN AWHO PROJECT COIMBATORE**

1. We are pleased to inform you that around 325 DUs have been handed over and around **54** resident owners are presently residing in the complex.
2. In order to smoothly run the Facility Management Services like Housekeeping, Security, Garbage disposal, etc as also slowly initiate taking over of Central amenities and formulate rules for tenancy and use of Central amenities like Club House, Swimming Pool, Shopping complex etc, an Adhoc User Committee is required to be formed.
3. As per the rules for nomination of Adhoc User Committee and Formation of RWA in vogue, the AUC is nominated by the Project Director on behalf of AWHO in consultation with the residential allottees of the project. Adhoc User Committee is generally nominated with an occupancy of 15 to 20% and RWA is elected once the occupancy reaches around 40% in case of variation, exemption can be taken from MD, AWHO.
4. It has been brought to our notice that a group of allottees have themselves formed an Association called 'Raman Vihar Apartment Owners Association' in Coimbatore project on their own, bypassing rules and regulations of AWHO. Formation of an Association by allottees which does not give full representation to all allottees and has not been formed in consonance with Rule 76 of the AWHO Rules 1987 cannot be recognized by the AWHO. Further, allottees who are not presently members of this Association can legally object to AWHO recognizing an Association not formed by following due procedure.
5. In view of the above, it is intimated that a meeting will be held at Coimbatore on 24 Mar 2019 at the Club House under the aegis of AWHO in which the following members of Adhoc User Committee (AUC) will be nominated by the Project Director :
 - (a) President
 - (b) Vice President
 - (c) Secretary
 - (d) Treasurer
 - (e) Three members
6. All members who are interested in being nominated to the AUC are requested to fwd their names as per the format attached to the Project Director AWHO

Coimbatore by 15 Mar 2019. In case of receipt of more than one nomination for a single post the PD will use his discretion.

7. The following mandatory conditions may please be noted before filing of nomination:-

(a) He/She should be permanent resident of the society and must be ordinarily residing in the premises.

(b) He/she should be available in the campus and promptly attend to the problems/grievances of residents.


(c) Notwithstanding anything contained in these rules and bye-laws a person shall be disqualified for nomination for the post of the President, Vice President, Secretary, Treasurer or member of the Committee if :-

(i) He/She is undergoing any criminal prosecution and/or has been convicted by a court of law.

(ii) He/She has violated the agreement between AWHO and himself/herself as an allottee and has undertaken unauthorized construction and/or has encroached upon the Society land (common area) and/or flat for commercial purposes.

(iii) There is any other dispute between him/her and AWHO concerning any other issue mentioned above/involved in a court case against AWHO.

8. Project Director, Coimbatore. You are requested to organize the allottee meeting on 24 Mar 2019 and scrutinize the nomination forms received from the allottees to announce the formation of the Adhoc User Committee during the meeting. The outcome of the meeting along with list of the Adhoc User Committee members be fwd to the HQ AWHO latest by 1st Apr 2019. Copy of SOP for Conduct of Election attached.


(Sanjay Chauhan)
Col
Secretary
For Managing Director

Encl:- As above

Copy to :

Dir (Mktg)

- You are requested to forward this letter through bulk email to all allottees of Raman Vihar, Coimbatore.

Dy Dir (L&L)

- You are requested to upload the same in AWHO Website.

Dir (Plg II)

- for info please.

