

## **19. ALLOTTEES ASSOCIATION**

### 19.1. Association by-laws

a) IRWO will nominate an ad-hoc committee of at least two and not more than five allottees (from those who are actually residing in the complex) as soon as at least 10% of the allottees start residing in the complex. One of the members of the Committee will act as the Chairman of the Committee. The Ad-hoc committee will draft the bye-laws of the Allottee Welfare Association/Society. The Draft Bye-laws will be submitted to IRWO for approval after which the Association will be got registered with the Registrar of Societies of the area.

b) All costs of the above will be borne by the allottees.

c) The Association/Society will be deemed to have been formed as soon as the By-laws are registered and all the allottees will automatically be treated as having become member of the Association/Society.

d) The Ad-hoc Committee will also be responsible for conducting the first election of the office bearers of the Association/Society after which the Ad-hoc Committee will stand disbanded.

### 19.2. Formation of the Association

a) The Association must be formed within one year of the issue of the Allotment Letter to the allottees.

b) For maintenance of the housing complex for the above period of one year, IRWO will collect, in addition to the maintenance fund (Para 23), amounts from the allottees at the rate of 50 paise per sq. feet per month for one year before issuing the possession letter.

c) This additional amount will ensure that the full Maintenance Fund is available to the Association at the time it takes over the maintenance of the complex.

d) Any surplus from the amounts collected at (b) above would be transferred to the Maintenance Fund at the time it is handed over to the Association. Any shortfall would, of course, have to be adjusted from the same Fund.

### 19.3. Duties of the Association

a) The Association will act according to the Bye-laws registered with the Registrar of Societies.

b) It will be responsible for security, cleanliness and maintenance of all common services such as lifts, generators, water supply, roads, paths, storm water drains, sewers, staircases, external lighting, horticulture and other common facilities at the expense of its allottees. It

shall also be responsible for repairs, color / cement/distempering or whitewashing, as the case may be of the exterior walls of the dwelling units. The Association will also pay all rents, fees, taxes and other charges as applicable.

#### 19.4. Duties of Allottees

Each allottee shall

- i) Insure the dwelling unit against fire either singly or collectively with other allottees and keep the insurance current at all times.
- ii) Pay Municipal Taxes directly to the appropriate authorities.
- iii) Get water/electricity connection & meter installed through civil bodies after taking possession of the dwelling units at their own cost.
- iv) Pay water/electricity charges directly to the appropriate authorities.
- v) Pay such dues and charges levied by the Association promptly and regularly.
- vi) Discharge such other liabilities as prescribed by the bye-laws and rules framed by the Association/Societies.
- vii) Keep the surroundings neat and clean and in good hygienic conditions.
- viii) Maintain the dwelling unit including water supply, drainage, electrical connections in good fettle such that it does not cause any inconvenience to other residents.