

19. ALLOTTEES ASSOCIATION

19.1 Association bye-laws

a) Within six months of the receipt of the Allotment Letter the allottees will elect at least two and not more than five allottees to form an Ad-hoc Committee to draft the Bye-laws of the allottee Welfare Association/Society. One of the members of the Committee will act as the Chairman of the Committee. The Draft Bye-laws will be submitted to IRWO for approval after which it will be got registered by the association/society with the Registrar of Co-operative 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 Bye-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

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

19.3 Duties of the Association.

a) The Association will act according to the Bye-laws registered with the Registrar of Co-operative 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/distemping 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 Allotees

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.