



CERTIFICATE OF REGISTRATION OF SOCIETIES :
ACT. XXI of 1860.

No. S/ 9142 of 19 78

I hereby certify that Army welfare
organisation

has this day been registered under the Societies Registration
Act, XXI of 1860.

Given under my hand at New Delhi
this 20th day of March
One thousand nine hundred and Seventy eight
Registration Fee of Rs. 50/- paid.

REGISTRAR OF SOCIETIES:
DELHI ADMINISTRATION
NEW DELHI

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Secretary
AWHO

REGULATIONS OF THE ARMY WELFARE HOUSING ORGANISATION

Preamble

1. Having decided to form a Society and to get it registered under the Societies Registration Act 1860 as extended to the Union Territory of Delhi, Regulations as herein after laid down, are decided upon.

Name

2. The Society shall be called the "Army Welfare Housing Organisation".

Registered Office

3. The registered office of the AWHO shall be, for the time being in Room No 50, South Hutments, Kashmir House, Rajaji Marg, New Delhi-11. The office may change to any other location in the Union Territory of Delhi.

Aim and Objects

4. The aim and objects of the AWHO will be as incorporated in the Memorandum of Association.

Organisational Set-up

5. The AWHO would be managed by Board of Management (unless dissolved as hereinafter provided) with a common seal, and would sue and be sued in the name of its Director General. There will be no share-holders. All provisions of the Societies Registration Act (Act XXI of 1860) (Punjab Amendment Act 1957) as extended to the Union Territory of Delhi will apply to this Organisation. The AWHO will consist of two wings viz:-

(a) Board of Management; and

(b) Executive

Board of Management Constitution

6. The Board of Management will consist of the following ex-officio members:-

(a) Adjutant General in the Army Headquarters	Member (Ex-Officio)	Chairman
(b) Quartermaster General in the Army Headquarters	"	Vice Chairman
(c) Engineer-in-Chief in the Army Headquarters	"	
(d) Deputy Adjutant General in the Army Headquarters	"	Deputy Chairman

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(e) Managing Director AMHO	Member
(f) Chief of Staff in HQ Central Command Lucknow	Member (Ex-Officio)
(g) MG IC Adm in HQ Northern Command, C/O 56 APO	Member (Ex-Officio)
(h) General Office Commanding HQ Bengal Area, Calcutta	Member (Ex-Officio)
(j) Commander HQ Karnataka Sub Area, Bangalore	Member (Ex-Officio)
(k) Deputy GOC in HQ Delhi Area, Delhi Cantt	Member (Ex-Officio)
(l) DPA (H) in the Ministry of Defence (Finance) New Delhi	Member (Ex-Officio)
(m) Secretary, AMHO	Secretary

Provided that the Board of Management may nominate holders of such other appointments as it may decide to be the members of the Board of Management and may in a like manner decide to remove from its membership, holders of certain other appointments provided further that the Board of Management may at its own discretion co-opt persons having special qualifications to be its members for specified periods.

7. The names, addresses and occupation of persons holding office of the Board of Management as on 1st Jan each year, will be intimated to the Registrar of Societies, Delhi, annually during that month.

Tenure of members

8. Ex-Officio members will hold their office as long as they hold the appointment by virtue of which they have become members. Co-opted members will hold office for the period for which they are appointed or till their resignation when submitted, is accepted by the Board of Management, they die, become of unsound mind or insolvent or are convicted by a Court in criminal proceeding involving moral turpitude.

Remuneration to the members of the Board of Management

9. No member of the Board of Management in his capacity as such as member, shall be entitled to receive any remuneration or allowances from the AMHO provided however that the Board of Management may sanction payment of 'Out of Pocket' allowance to co-opted members for attending its meetings at such rates as it may decide.

Functions and Duties of the Board of Management

10. The Board of Management shall have all the powers relating to Financial, Executive and Administrative control of the AMHO and lay down all policies in this regard interalia as below:-

- (a) Financial Management
- (b) Stores purchase and their account
- (c) Procurement of Lands
- (d) Project accounting
- (e) Recruitment of staff, maintenance of employees provident fund and allied matters.
- (f) Any other matter.

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11. The Board shall have the power to appoint committees consisting of either any of its own members or others who may be nominated by it on that behalf for consideration and making recommendations. Recommendations of such Committees shall be subject to the approval of the Board of Management.

12. The Board shall have the power to frame rules, inter-alia for regulating:-

- (a) Registration of applications for houses.
- (b) Housing Schemes.
- (c) Stations/Towns where Housing Projects may be undertaken.
- (d) Deposits and payments by applicants.
- (e) Withdrawal of applications
- (f) Penalties to be Levied.
- (g) Allotment of houses
- (h) Disposal of houses by allottees
- (j) Maintenance of common services in the housing scheme
- (k) Litigation between the AMHO and the registered applicants
- (l) Any other matter.

13. The Board may amend, replace, reword, remove or add any such Rule and it will apply retrospectively unless otherwise provided.

Meeting of the Board of Management

14. The Chairman of the Board of Management shall convene meeting of the Board on such dates and time as may be fixed by him provided that the Board of Management will meet atleast once in every calendar year. The Board shall consider items, notice of which shall have been given to the members, in the agenda. The decisions shall be taken by majority of votes, the Chairman having the casting vote to break the tie. Quorum for the meeting will be five. Minutes will be recorded and will form permanent record of the AMHO.

Executive of the AMHO

15. Executive Wing shall consist of its Director General assisted by a team of Executives who will be specialists in their own faculties, planners, architects, Engineers, Surveyors, Project Managers and the necessary staff, who will be paid salaries and allowances as may be determined from time to time out of the funds raised/generated during the course of business of the Organisation.

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Powers and Duties of the Director General

16. The Director General will be the Chief Executive Office and custodian of all records. He will have full financial powers and incur expenses towards the objective of the Organisation subject to provisions in the budget for the year.
17. The DG will have powers to enter into executive agreements of all types whether these be with the Building Contractors, Suppliers of stores, financial Institutions giving loans and Authorities giving lands. He shall also have the powers to execute documents relating to lands. He shall also have powers to stand guarantee for repayment of loans by allottees of houses, built/bought by the AWHO, to the Financial Institutions.
18. The DG will be responsible for implementing all policies laid down and Rules made by the Board of Management. He shall comply with all requisitions of the Board of Management.
19. The DG will be responsible for procuring the land, its development where necessary, arranging of the funds needed and making all arrangements for construction of houses, either by building contractors of repute, through his own staff or as "deposit work" by any Govt Department/Agency.

Salient features of the scheme

20. (a) All existing as well as future all ranks of the Army and other category so approved (excluding short service, temporary and emergency commissioned officers) by Board of Management, are eligible to apply for allotment of houses.
- (b) A specified quota of houses may be reserved for Ex-servicemen/widows in each project.
- (c) Not more than one house will be allotted to any applicant by the AWHO.
- (d) Local Rules of eligibility for allotment of houses will take precedence over the Rules of eligibility framed by the AWHO.
- (e) The house needed in any station will be either constructed by the AWHO or built up houses of the required type may be purchased from the State Housing Boards or similar Organisations.
- (f) Keeping in view the limited resources of all ranks of the Army, a cost-ceiling may be prescribed for each type of house. Whenever possible, some space may be left for extension of construction by the allottees in future when their resources so permit.
- (g) The scheme will be Self Financing and no part thereof will be subsidised. An applicant will have to meet the full cost of the house either from his own saving or partly from loan.
- (h) Houses will be given to applicants at 'No Profit No Loss' basis. While calculating the cost, interest on capital investment made and ~~terms raised, will be added to the cost~~, provided the cost may also be added as an element of "Building Reserve Fund".

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Powers and Duties of the Director General

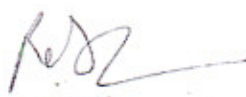
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(j) There will be Long Term Schemes and Spot Schemes, the applicants registered under the Long Term Schemes being given a preference to opt / Schemes as on which these are announced. /for Spot

(k) Allotment, where demand is more than the availability will be by draw of lots.

Financing of the Schemes

21. The AMHO may receive advances/deposits from the applicants at the time of registration of the application and subsequently to defray the cost of the houses including cost of land, raise loans from the Central Govt, Life Insurance Corporation, Nationalised Banks and various Financial Institutions which generally lend money for building of houses. With the permission of the appropriate authority, the AMHO may also float debentures or invite Deposits for fixed periods from the general public.

Loan Schemes for allottees of houses

22. The DG AMHO may enter into tripartite agreement with such Financial Institutions as are willing to advance loans to cover partially the cost of houses of its allottees and may stand such guarantee as may be required by such Institutions. Loan may also be advanced to applicants for houses if such loans can be arranged.

Dissolution

23. If in a special meeting called for the purpose, the Board of Management by a 3/5 majority of its members holding office, decide that the AMHO may be dissolved either immediately or with effect from a certain prescribed date, it shall stand dissolved. Provided however that before dissolving the AMHO, a public notice indicating intention to dissolve the AMHO and inviting objections thereto, shall be published in the various National English News Papers and objections received shall be considered and disposed off.

Disposal of the Assets of the Organisation

24. On the dissolution of the AMHO, its assets will be utilised for the following purposes in the order given below:-

- (a) Payment of salaries, allowances and other dues of the employees.
- (b) Repayment of loans secured from various agencies.
- (c) Liquidation of contractual liabilities.
- (d) Liquidating other liabilities.
- (e) Remaining assets may be handed over to such other Society as the Board decides.

Amendments to the Regulations

25. All amendments to these Regulations shall be made in accordance with the provisions of Section 12 and 12A of the Societies Registration Act 1860.

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