

INDIAN RAILWAY WELFARE ORGANISATION

SALE OF APPROVED PLOTS OF LAND

IN GROUP HOUSING SCHEME (2014)

RAIL VIHAR, KOTA

**SCHEME TO BE OPENED FROM 22-05-2017 ONWARDS
(ALLOTMENT IN MONTHLY BATCHES)**

SCHEME ALSO OPENED FOR BLOOD RELATIONS OF IRWO MEMBERS; EMPLOYEES OF
CENTRAL AND STATE GOVERNMENTS AND THEIR PSUs; PERSONNEL OF ARMED FORCES AND
EMPLOYEES OF NATIONALISED BANKS

INDIAN RAILWAY WELFARE ORGANISATION (IRWO), SHIVAJI (MINTO) BRIDGE,
RAILWAY COMPLEX (BEHIND SHANKAR MARKET) NEW DELHI – 110001

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REGISTERED UNDER THE SOCIETIES REGISTRATION ACT XXI OF 1860

SALIENT FEATURES



MAY, 2017

INDIAN RAILWAY WELFARE ORGANISATION
Kota Group Housing Scheme (2014)

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1. INTRODUCTION.

- 1.1 The Indian Railway Welfare Organisation (IRWO) has been set up as a registered society under the Societies Registration Act XXI of 1860 with its Headquarters at New Delhi, to provide dwelling units for serving and retired railway men at all India level purely as a social welfare measure on 'no-profit no-loss' basis.
- 1.2 IRWO had acquired land on lease at Borkheda, Kota (Rajasthan) about 4 km from main railway station. IRWO had launched its Rail Vihar Residential Scheme having about 167 independent plots. 113 Single-storied dwelling units of four types have been launched in Phase-I. The construction of these units is already in progress along with construction of common development works, namely, internal roads, water supply, sewerage, drainage and external electrification. Construction of a community center and park shall also be done.
- 1.3 Applications are invited from eligible applicants for sale of fifty four plots of land in Blocks A, B and C numbering from 1 to 54, in the above said residential complex. Land is on lease from Urban Improvement Trust (U.I.T), Kota, to IRWO. The sale of the plot of land on lease shall be by way of transfer of "Patta" from IRWO to the successful applicant, after permission from U.I.T, Kota.
- 1.4 For eligibility criteria, procedure for draw, allotment of dwelling units (read 'plots of land'), withdrawal from scheme, nomination and handing over etc. refer to IRWO's General Rules, April, 2013 as amended from time to time.
- 1.5 Besides IRWO members, following personnel are also permitted to apply for the allotment of plots. However, priority shall be given in the order indicated below:-
 - (i) IRWO Members.
 - (ii) Blood relations of IRWO Members viz. parents, spouse, children including adopted children, grand-children, brother (s) & sister(s).
 - (iii) Working / Retired
 - (a) Employees of Central Government, Central Government PSUs, Statutory Authorities and Autonomous Bodies under Central Government.
 - (b) Army / Airforce / Naval Personnel.
 - (c) Employees of State Government, State Government PSUs, Statutory Authorities and Autonomous Bodies under State Governments.
 - (d) Employees of Nationalised Banks.
- 1.4.1 Spouses of blood relations can be Co-owners. Applications in respect of blood relations will have to be forwarded by the concerned IRWO member quoting the Primary Membership Number. In case more than one application is received from blood relations of an IRWO Member, he / she will have to specify the priority amongst these blood relations while counter signing the applications.
- 1.4.2 Applications in respect of other categories will have to be forwarded by their Controlling Officers.
- 1.4.3 Allotment both within the categories of IRWO members and within the categories of blood relations shall be based on seniority of IRWO members as per IRWO Rules.

- 1.4.4 For other categories allotment will be decided by draw of lots, if required.
- 1.4.5 Applicants (other than IRWO members) will also be required to become members of IRWO for this specific scheme before allotment of plot to them. For this they are also to send Membership Application form for the specific Scheme (in Annexure – M attached) duly filled in.
- 1.5 In relaxation of provision of para 15 of IRWO general Rules, IRWO members who have already been allotted two dwelling units may also apply for this Scheme. However, 1st time applicants will get priority over 2nd time applicants and so on. Similarly, among blood relations, 1st priority blood relations will get priority over 2nd priority blood relations (in case more than one blood relations of an IRWO member apply). Also allotment made to blood relations will not be considered as allotment to IRWO members. IRWO members will have 1st priority of allotment based on seniority of members as per IRWO rules. As a last option, vacant plot of land can also be offered for sale to Central and State Government PSUs, Statutory Authorities & Autonomous Bodies, Army / Air Force / Navy Personnel and Employees of Nationalised Banks.
- 1.6 The scheme will remain open from 22-05-2017 till all vacant plots are booked. Booking applications received in a month will be treated as one Batch and booking applications received during the period of each subsequent month will be considered as a separate Batch. The Scheme will be closed after entire vacant plots are booked and Wait List created.

2. THE SCHEME.

- 2.1 The present scheme envisages sale of approved plots of land of two types, numbering from 1 to 54 in blocks A, B and C, to the applicants. Plot No. 35 is for Type-III 3BHK. All other plots are for Type-IV 3BHK or for Type-IV 4BHK.
- 2.2 Applicants may give their option for the plots of different types in the Application Form. Applicants shall deposit the Booking Money applicable for the type of plot opted by them.

3. LOCATION.

- 3.1 The site is located at a distance of approximately 4 km from Kota Railway Station along the *nehar* road to Baran Road. The distance of site is about 1.5 km from the Railway Colony on one side and about 1 km from main Baran Road *Pulia*.
- 3.2 The key plan of location may be seen on back side of the back cover.

4. TENTATIVE DETAILS OF PLOTS OF LAND.

- 4.1 Approximate area and approximate cost of 54 Plots are indicated in Table-1. It may be noted that the details of areas and cost are approximate and subject to actual measurement of area at site. **The approximate cost of the plots is worked out based on the price of land at Rs.19,440/- per sq yd (=Rs.2,160/- per sq ft). This cost is fixed up to 31-08-2017, after which it is likely to be revised upwards.**

TABLE-1

Type	Approx Plot Area in Sft/Sqm	No. of Units	App Cost (Rs in Lakh)	Booking Money (Rs in Lakh)
K-II	1006/93.46	13	23.64	2.00
K-III	1306/121.33	18	29.38	2.00
K-IV & K-IVA	1716/159.42	72	37.07	2.00

- 4.2 Allotment and transfer of a plot to a successful applicant is subject to the following conditions.
- 4.2.1 Transfer of plot to successful applicant shall be done after due permission from U.I.T, Kota.
- 4.2.2 Actual cost of plot of land shall be as per actual area of the plot and payable accordingly by the allottee.
- 4.3.3. Construction work for dwelling unit on a plot shall be done as per approved layout plans of IRWO for the unit. Approved layouts for Type-III 3BHK, Type-IV 3BHK and Type-IV 4BHK are attached in this Brochure. Changes other than general façade, if desired by the allottee may be got approved by the allottee from U.I.T, Kota.
- 4.3.4. All charges towards registration, stamp duty, fees chargeable by the Deed Writer, etc, and fees for permission from U.I.T, Kota shall be borne by the allottee.
- 4.3.5. Provision of Park / Children's Play Ground, Community Centre, water supply, sewage disposal etc. is being made. Electric supply will be provided from / by Rajasthan State Electricity Board. Water supply and sewerage connection shall be given to the allottee from common services on payment of requisite charges as per expenditure and other connection fees leviable by U.I.T, Kota or state agencies.
- 4.3.6. Depending upon the number of applications received, allotment of plots shall be started from Block-C. Layout Plan of the plots offered is attached in the Brochure.
- 4.3.7. Any enhancement in cost / premium on land demanded by State Government for any reasons, shall also be payable proportionately by the allottees. The additional amount determined shall also be payable by the allottees within the period as specified by the concerned authorities.
- 4.3.8. There shall be additional cost towards corner plots, park(s) facing plots or any special feature attributed to a specific plot rates of which shall be as determined by IRWO after allotment of specific plot of land.
- 4.3.9. On receipt of application with booking money, booking letter with tentative instalments shall be issued. Specific allotment of plot will be made after the entire amount is deposited. Allottees will have the option to deposit the full cost**

in less than six instslments.

4.3.10. After possession, resale of plots will be permitted to eligible persons as per para 1.5 subject to approval of U.I.T, Kota. After three years of possession, resale is permitted to any person subject to approval of U.I.T, Kota.

5. HOW TO APPLY.

- 5.1 Three types of Booking Application forms are available in the Brochure for use by different categories of applicants:
- (i) Annexure-1A for IRWO members.
 - (ii) Annexure-1B for Blood relations of IRWO members.
 - (iii) Annexure-1C for other categories.

Applications should be submitted in the application form as applicable to the applicant as per Annexure-1A, 1B and 1C to this Brochure (in duplicate) along with Annexures. Acknowledgement duly filled in, with booking money as given in the Schedule of Payment given in Annexure-II and should be sent to the Administrative Officer, Indian Railway Welfare Organisation, Shivaji Bridge, Behind Shankar Market, New Delhi- 110001. **Application and Brochure can be downloaded from IRWO website www.irwo.net.**

- 5.2 Payment of Booking Money should be made by an A/c Payee Demand Draft or A/c Payee Banker's cheque in favour of "IRWO" Payable at New Delhi. Payment by cash will not be accepted.
- 5.3 Applicants other than IRWO Members are also required to send Membership Application Form (Annexure-M) duly filled in for this scheme.
- 5.4 The scheme is open from 22-05-2017 onwards and booking applications received in a month shall be treated as one batch (received within specified period). Similarly, booking applications received during each subsequent month shall be considered as separate batches, till the closing of the booking. Booking letters shall be issued for each batch at the end of the month based on seniority of the members of the batch. As such applications of second & subsequent batches will be considered only if plots of land are available after consideration of applications of the earlier batches.

6. SCHEDULE OF PAYMENT.

- 6.1 On selection for allotment of a plot and issue of booking letter to the member, the member will be required to make payments in accordance with the Schedule given in Annexure-II. IRWO reserves the right to change schedule of payment depending upon the requirement of funds for work or any other reasons. Allottees shall be bound to abide by such revised schedule.
- 6.2 After issue of booking letter, the instalments 1 to 5 as given in Annexure-II, shall be paid by the allottees when these fall due. No separate intimation / letter will be issued as the details will be available in Booking Letter itself. Letter calling for the 6th and last instalment with the balance payable amount will be written to allottee and payment shall be made accordingly. However, no excuse for waiver of payment delay charges due to non-receipt of notice will be accepted as the information would also be available on IRWO website.

- 6.3 In case of delay of payment of any instalment of more than 7 days beyond the due date, delay charges @ 10.50% (Ten point five zero percent) per year will be charged extra, on monthly basis; part month of delay will be taken as full month delay.
- 6.4 If any allottee does not pay two consecutive instalments on due dates after issue of booking letter, a notice will be served to pay the instalments within 90 days with interest (delay charges). In case, the allottee does not make payments after having been served the notice about default in payment of instalment, a final notice would be served to him / her to make payment within 30 days. If the payment is not received by due date, his / her allotment will be liable to be CANCELLED and his / her booking money / instalment amount will be refunded after deducting the penalty amount as per Para 20 of IRWO General Rules.
- 6.5 Payment of booking money and last instalment will be accepted only through bank draft or banker's cheque drawn in favour of IRWO payable at New Delhi. Other payments may be made through local cheque / bank draft or Banker's cheque (drawn on Delhi / New Delhi Banks) in favour of IRWO subject to realization.
- 6.6 For payment of instalments, in case allottee needs financial assistance, he can apply for home loan to State Bank of Bikaner & Jaipur DRM Office Branch 10939, Kota after receipt of NOC from IRWO Office.

7. IRWO GENERAL RULES 2013

- 7.1 For rules regarding registration, re-sale, transfer, withdrawal from the scheme, maintenance fund etc, please refer to IRWO's General Rules, April, 2013 and amendments made thereafter, a copy of which may be obtained by paying prescribed cost (at present Rs. 200/-) to the nearest IRWO's office or directly to the IRWO's Head Office at New Delhi. If required by post, please add Rs. 100/- to the cost indicated above. IRWO General Rules-April 2013 along with latest amendments can also be downloaded from IRWO's website: www.irwo.net.
- 7.2 Allotment of plots of land shall be done in accordance with the rules and laws of the local authorities in force as amended from time to time, as applicable.
- 7.3 Extracts of 'Para 20. WITHDRAWAL RULES', after booking a dwelling unit*, from IRWO's General Rules, April, 2013, are given below:

***Please read "plot of land" wherever dwelling unit is referred.**

"20.2 Before Issue of Booking Letter (where wait-list does not exist)

In case of withdrawal after depositing booking money but before issue of Booking Letter, 50% of the booking money will be deducted. The balance will be refunded without interest. This will be, however, on submission of Undertaking as per Annexure- H2.

20.3 After issue of Booking Letter but before Allotment of Dwelling Unit (where wait-list does not exist).

In cases of withdrawal after issue of the confirmed Booking Letter but before allotment of the dwelling unit, full Booking Money plus 5% of instalments due (paid or not) up to the date of receipt of withdrawal letter plus interest due on delayed payment will be deducted and the balance paid without interest. This will be however, on submission of Undertaking as per Annexure H-2.

20.4. After allotment (where wait-list does not exist)

In case of withdrawal after allotment but before possession of the dwelling unit, full Booking Money plus 7.5% of the instalment due (whether paid or not) up to the date of receipt of withdrawal letter plus interest on delayed payment will be deducted and the balance amount paid without interest. This will however be on submission of Undertaking as per Annexure H-2

In cases the withdrawal is because of the death of the Member before possession of the dwelling unit, if the spouse or the children (if the spouse is not alive), so desire full payment made by the member will be refunded without interest to the legal heir after deducting only administrative charges of Rs.2500 subject to legal formalities.

20.5 After Possession

No withdrawal will be permitted after possession.

20.6 Where Waiting List exists such that the dwelling unit can be allotted to another applicant the penalty for withdrawal will be as under:-

i) a) Before issue of Booking Letter – Rs.2500/-

b) After issue of Booking Letter:

Type I & II	-	Rs. 5,000/-
Type III & IV	-	Rs.10,000/-

ii) In cases of withdrawal after three months from the date of issue of Booking Letter, an additional payment @ 9% per annum on the defaulted instalment is also payable. The total penalty, however, will not exceed Rs.10,000/- in case of Type I & II and Rs. 25,000/- in case of Type III & IV.

iii) In case no person on the Waiting List accepts the offer, the case will be treated as with no Waiting List and dealt with as per para 20.3, 20.4 & 20.5 as applicable.

iv) However, it is further provided that

a) Actual refund will be made only after the dwelling unit is re-allotted and acceptance & undertaking received from the new allottee, duly signed.

b) The new allottee shall pay to IRWO the cost of the dwelling unit plus an equalization charge as if he is a new entrant to the scheme.”

INDIAN RAILWAY WELFARE ORGANIZATION

Annexure-1-A

Railway Group Housing Scheme - 2014
Application for Booking of Plot of Land in
RAIL VIHAR KOTA
(To be submitted in duplicate)
(FOR IRWO MEMBERS)

(Original Copy)

No. _____

To,
Administrative Officer/IRWO

Registration No.

Railway Complex, Shivaji Bridge,
Behind Shankar Market, New Delhi-110001

(To be filled up by IRWO office)

1. Primary Membership No

2. Year of joining

3. Full Name

4. Father's / Husband's Name:

5. Date of Birth

D D M M Y Y Y Y

6. Designation

7. Department

8. Date of Appointment

D D M M Y Y Y Y

9. Date of Retirement

D D M M Y Y Y Y

10. Correspondence Address

PIN

11. Email Address

12. Phone Number: Residence _____ Office _____
Mobile _____

13. Permanent Address:

PIN

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14. To be filled up by retired employees/spouse of deceased railway employees:

- (i) Name of retired/deceased railway employee:
(with designation and department)
- (ii) Pension Payment Order No:
(copy to be enclosed)

15. Details of Property held at present by self/spouse/dependent children

S No	Details of Property	Location of Property	Size of Plot/House	Purchased From

- 16. Co-owner's Name & relationship _____
- 17. Co-owner's Signature _____
(Declaration by the co-owner, as per proforma attached herewith, must also be submitted)
- 18. Nominee's Name & relationship _____
- 19. Nominee's Signature _____
- 20. Type of plot required _____
- 21. Booking Money Payable _____
- 22. Amount paid earlier, if any _____
- 23. Net payment of Booking Money _____
- 24. Bank Draft /Banker's Cheque No. & Date _____
- 25. Name of the Bank & Branch _____

Signature of Applicant _____

DECLARATION BY THE APPLICANT

I hereby declare that the particulars given in the application form are correct and I have not willfully suppressed any material information. I understand that I will be disqualified from Booking / Allotment of plot of land, if at any time any of the said particulars are found to be incorrect.

I also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway welfare Organisation (IRWO). I have read the information in this Brochure and fully understood the contents.

I declare that my husband / wife or dependent children:

- (i) Do / do not own in part / full on leasehold / freehold basis or have not been allotted on hire purchase basis, any residential flat / premises / plot in_____.
- (ii) *I have neither been allotted nor applied for any type of flat / house in any other scheme of IRWO.
- (iii) *I have applied for a dwelling unit type _____ in _____ scheme of IRWO but have not yet been allotted the dwelling unit.
- (iv) *I have been allotted a flat / house in IRWO _____ scheme.
- (v) On the date of application, I am working in _____ (parent cadre) as _____ (designation).

Signature of the Applicant

Specimen Signature of the Applicant

DECLARATION BY THE CO-OWNER

I, (Full Name of Co-owner),

son/daughter/wife of

Resident of.....

.....

...

..... (Full Address)

do hereby solemnly affirm and declare as under:

- 1. That neither I nor my spouse or any of my dependent children own/ have been allotted in full or part any residential plot or house or flat on free hold/ lease hold/ hire purchase basis in.....
- 2. That neither I nor my spouse has applied for or have been allotted a house or flat in any other scheme of IRWO.

Place _____

Signature of Co-owner _____

Date _____

Signature of Applicant _____

Designation _____

**Countersigned

**Please read 'Instructions' regarding the competent authority for countersignature

Indian Railway Welfare Organisation
BOOKING OF PLOT OF LAND IN RAIL VIHAR KOTA
 (To be submitted along with Application form for booking)
 RAIL VIHAR KOTA

Name of applicant.....

Primary Membership No.....

Photo of self / 1 st applicant	Photo of spouse / co-applicant
--	-----------------------------------

Details of Family Members including dependents (as per pass rules):

S No	Name	Male/Female	Age	Relationship
				Self

Applicant

Signature of

Note: Photographs of self and spouse affixed are to be attested by Controlling / Gazetted Officer.

INSTRUCTIONS

1. The original application should be counter signed by:-
 - i) For serving employees in Railway/PSU - Controlling Gazetted Officer
 - ii) For senior serving railway officers who themselves are controlling officers - Chief Personnel Officer
 - iii) For retired employees/spouses of deceased employees - Any Railway Gazetted Officer
 - iv) For employees of IRWO - Personnel Officer
 2. Application Form must be filled in block letters in English in duplicate and signed by the Applicant. Applicant's copy may be retained as record by the applicant.
 3. All Bank Drafts or Banker's Cheques accompanying the application should be crossed A/c payee only, drawn in favour of IRWO, payable at New Delhi. No cash or cheque will be accepted.
 4. Application Form along with Demand Draft should be sent to the Administrative Officer, IRWO, Railway Office Complex, Shivaji Bridge (Behind Shankar Market), New Delhi-110001 by Registered Acknowledgement Due post or delivered in person.
 5. The applicant must enter his/her Primary Membership No. in the Application form. The applicant should also quote the Registration No of the scheme, once allotted to him, in all future correspondence.
 6. Any change in Mailing Address should be immediately intimated to IRWO Office.
 7. Incomplete /invalid /illegible applications are likely to be rejected. No correspondence in this regard shall be entertained.
 8. Applicants must give a 'Permanent Address' at which they may be contacted even after transfer or retirement.
 9. Spouse of a deceased railway employee should give name, designation and department of his/her late husband/wife and attach a copy of Pension Payment Order (PPO).
 10. Please indicate co-owner's name, if applicable, to avoid complications later. IRWO General Rules (available at IRWO website: <http://www.irwo.net> may be consulted for rules on this subject.
-

BOOKING OF PLOT OF LAND IN RAIL VIHAR KOTA

(For office use only)

ACKNOWLEDGEMENT

(Blanks to be filled by applicant) No. _____

Received from

Membership Number

Address.....

.....

Application Form for Booking of Plot of land in Rail Vihar Kota along with Booking Money of Rs

..... vide Bank Draft No Dated

.....Drawn on Bank.....Branch

.....

for Indian Railway Welfare Organization

(Acknowledgement portion to be detached and sent to the applicant. No separate letter/receipt will be sent in confirmation of receipt of Booking Application.)

From:

Indian Railway Welfare Organization,
Railway Office Complex,
Shivaji Bridge (Behind Shankar Market),
New Delhi – 110001.

To:

(This is to be printed on the reverse of 'Acknowledgement')

INDIAN RAILWAY WELFARE ORGANIZATION

Railway Group Housing Scheme-2014
Application for Booking of Plot of Land in
RAIL VIHAR KOTA
(To be submitted in duplicate)
(FOR IRWO MEMBERS)

Annexure-1-A
(Duplicate Copy)

No. _____

To,
Administrative Officer/IRWO

Registration No.

Railway Complex, Shivaji Bridge,
Behind Shankar Market, New Delhi-110001

(To be filled up by IRWO office)

1. Primary Membership No

2. Year of joining

3. Full Name

4. Father's / Husband's Name:

5. Date of Birth

D D M M Y Y Y Y

6. Designation

7. Department

8. Date of Appointment

D D M M Y Y Y Y

9. Date of Retirement

D D M M Y Y Y Y

10. Correspondence Address

11. Email Address PIN

12. Phone Number: Residence _____ Office _____
 Mobile _____

13. Permanent Address:

PIN

--	--	--	--	--	--

14. To be filled up by retired employees/spouse of deceased railway employees:

(iii) Name of retired/deceased railway employee:
(with designation and department)

(iv) Pension Payment Order No:
(copy to be enclosed)

15. Details of Property held at present by self/spouse/dependent children

S No	Details of Property	Location of Property	Size of Plot/House	Purchased From

16. Co-owner's Name & relationship _____

17. Co-owner's Signature _____
(Declaration by the co-owner, as per proforma attached herewith, must also be submitted)

18. Nominee's Name & relationship _____

19. Nominee's Signature _____

20. Type of plot of land required _____

21. Booking Money Payable _____

22. Amount paid earlier, if any _____

23. Net payment of Booking Money _____

24. Bank Draft /Banker's Cheque No. & Date _____

25. Name of the Bank & Branch _____

Signature of Applicant _____

DECLARATION BY THE APPLICANT

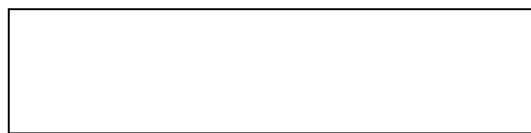
I hereby declare that the particulars given in the application form are correct and I have not willfully suppressed any material information. I understand that I will be disqualified from Booking / Allotment of plot of land, if at any time any of the said particulars are found to be incorrect.

I also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway welfare Organisation (IRWO). I have read the information in this Brochure and fully understood the contents.

I declare that my husband / wife or dependent children:

- (i) Do / do not own in part / full on leasehold / freehold basis or have not been allotted on hire purchase basis, any residential flat / premises / plot in_____.
- (ii) *I have neither been allotted nor applied for any type of flat / house in any other scheme of IRWO.
- (iii) *I have applied for a dwelling unit type_____ in _____scheme of IRWO but have not yet been allotted the dwelling unit.
- (iv) *I have been allotted a flat / house in IRWO _____scheme.
- (v) On the date of application, I am working in _____(parent cadre) as _____ (designation).

Signature of the Applicant



Specimen Signature of the Applicant

DECLARATION BY THE CO-OWNER

I, *(Full Name of Co-owner)*,

son/daughter/wife of

Resident of.....

.....

...

.....

.....

..... *(Full Address)*

do hereby solemnly affirm and declare as under:

- 1. That neither I nor my spouse or any of my dependent children own/ have been allotted in full or part any residential plot or house or flat on free hold/ lease hold/ hire purchase basis in.....
- 2. That neither I nor my spouse has applied for or have been allotted a house or flat in any other scheme of IRWO.

Place _____
owner _____

Signature of Co-

Date _____

Signature of Applicant

Designation _____

**Countersigned

**Please read 'Instructions' regarding the competent authority for countersignature



Indian Railway Welfare Organisation
BOOKING OF PLOT OF LAND IN RAIL VIHAR KOTA
 (To be submitted along with Application form for booking)
 RAIL VIHAR KOTA

Name of applicant.....

Primary Membership No.....

Photo of self / 1 st applicant	Photo of spouse / co-applicant
--	-----------------------------------

Details of Family Members including dependents (as per pass rules):

S No	Name	Male/Female	Age	Relationship
				Self

Applicant

Signature of

Note: Photographs of self and spouse affixed are to be attested by Controlling / Gazetted Officer.

INSTRUCTIONS

1. The original application should be counter signed by:-
 - i) For serving employees in Railway/PSU - Controlling Gazetted Officer
 - ii) For senior serving railway officers who themselves are controlling officers - Chief Personnel Officer
 - iii) For retired employees/spouses of deceased employees - Any Railway Gazetted Officer
 - iv) For employees of IRWO - Personnel Officer
 2. Application Form must be filled in block letters in English in duplicate and signed by the Applicant. Applicant's copy may be retained as record by the applicant.
 3. All Bank Drafts or Banker's Cheques accompanying the application should be crossed a/c payee only, drawn in favour of IRWO, payable at New Delhi. No cash or cheque will be accepted.
 4. Application Form along with Demand Draft should be sent to the Administrative Officer, IRWO, Railway Office Complex, Shivaji Bridge (Behind Shankar Market), New Delhi-110001 by Registered Acknowledgement Due post or delivered in person.
 5. The applicant must enter his/her Primary Membership No. in the Application form. The applicant should also quote the Registration No of the scheme, once allotted to him, in all future correspondence.
 6. Any change in Mailing Address should be immediately intimated to IRWO Office.
 7. Incomplete /invalid /illegible applications are likely to be rejected. No correspondence in this regard shall be entertained.
 8. Applicants must give a 'Permanent Address' at which they may be contacted even after transfer or retirement.
 9. Spouse of a deceased railway employee should give name, designation and department of his/her late husband/wife and attach a copy of Pension Payment Order (PPO).
 10. Please indicate co-owner's name, if applicable, to avoid complications later. IRWO General Rules (available at IRWO website: <http://www.irwo.net> may be consulted for rules on this subject.
-

BOOKING OF PLOT OF LAND IN RAIL VIHAR KOTA

(For office use only)

ACKNOWLEDGEMENT

(Blanks to be filled by applicant) No. _____

Received from
Membership Number
Address.....
.....
Application Form for Booking of plot of land in Rail Vihar Kota along with Booking Money of Rs
..... vide Bank Draft No Dated
.....Drawn on BankBranch
.....

for Indian Railway Welfare Organization

(Acknowledgement portion to be detached and sent to the applicant. No separate letter/receipt will be sent in confirmation of receipt of Booking Application.)

From:

Indian Railway Welfare Organization,
Railway Office Complex,
Shivaji Bridge (Behind Shankar Market),
New Delhi – 110001.

To:

(This portion is to be printed on the reverse of 'Acknowledgement')

PIN

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10. Co-owner's Name and Relationship _____.

11. Co-ownwer's Signature _____

12. Nominee's Name & relationship _____

13. Nominee's Signature _____

14. Type of plot required _____

15 Booking Money Payable _____

16. Bank Draft /Banker's Cheque No. & Date _____

17. Name of the Bank & Branch _____

Signature of Applicant _____

INSTRUCTIONS

1. The Application Form must be filled in Block letters, it must be signed by the Applicant and submitted in duplicate.
2. All drafts or Banker's cheques accompanying the application should be crossed A/C Payee only, drawn in favour of IRWO, payable at New Delhi. No cash will be accepted.
3. Application Form along with the demand draft should be sent by Registered Acknowledgement post or delivered in person to the Administrative Officer, IRWO Railway Office Complex, Shivaji Bride (Behind Shankar Market), New Delhi-110 001
4. The IRWO Member forwarding/countersigning the application must enter his/her Primary Membership No. in the Application Form. The applicant should also quote the Registration No. of the scheme, once allotted to him/her, in all future correspondence.
5. The original application must be countersigned as per the norms prescribed in the Application Form. Any change in Mailing Address should be immediately intimated to IRWO Office.
6. Incomplete/invalid/illegible applications are likely to be rejected. No correspondence in this regard shall be entertained.
7. Please indicate Co-owner's name if applicable, to avoid complications later on. IRWO General Rules may be consulted for rules on this subject.

**Annexure – 1B
(Original Copy)**

DECLARATION BY THE APPLICANT

I hereby declare that the particulars given in the application form are correct and I have not willfully suppressed any material information. I understand that I will be disqualified from Booking / Allotment of dwelling unit, if at any time any of the said particulars are found to be incorrect.

I also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway welfare Organisation (IRWO). I have read the information in this Brochure and fully understood the contents.

Signature of the Applicant



Specimen Signature of the Applicant



Specimen Signature of the Co-owner

I have verified the above particulars furnished by the Applicant and the Co-owner.

Counter Signed
(By IRWO member quoting Membership No.)

Annexure – 1B
(Original)

Indian Railway Welfare Organisation
BOOKING OF PLOT OF LAND IN RAIL VIHAR KOTA
(To be submitted along with Application form for booking)
RAIL VIHAR KOTA

Name of applicant.....

Primary Membership No.....

Photo of self / 1 st applicant	Photo of spouse / co-applicant
--	-----------------------------------

Details of Family Members including dependents (as per pass rules):

S No	Name	Male/Female	Age	Relationship
				Self

Signature of Applicant

Note: Photographs of self and spouse affixed are to be attested by Controlling / Gazetted Officer.

BOOKING OF PLOT OF LAND IN RAIL VIHAR KOTA

(For office use only)

ACKNOWLEDGEMENT

(Blanks to be filled by applicant) No. _____

Received from

Membership Number

Address.....

.....

Application Form for Booking of Plot of land in Rail Vihar Kota along with Booking Money of Rs

..... vide Bank Draft No Dated

.....Drawn on Bank.....Branch

.....

for Indian Railway Welfare Organization

(Acknowledgement portion to be detached and sent to the applicant. No separate letter/receipt will be sent in confirmation of receipt of Booking Application.)

From:	To:
Indian Railway Welfare Organization,	-----
Railway Office Complex,	-----
Shivaji Bridge (Behind Shankar Market),	-----
New Delhi – 110001.	-----

(In the printed version, this portion is to be printed on the reverse of 'Acknowledgement')

10. Co-owner's Name and Relationship _____.
11. Co-ownwer's Signature _____
12. Nominee's Name & relationship _____
13. Nominee's Signature _____
14. Type of plot required _____
- 15 Booking Money Payable _____
16. Bank Draft /Banker's Cheque No. & Date _____
17. Name of the Bank & Branch _____

Signature of Applicant _____

INSTRUCTIONS

1. The Application Form must be filled in Block letters, it must be signed by the Applicant and submitted in duplicate.
2. All drafts or Banker's cheques accompanying the application should be crossed A/C Payee only, drawn in favour of IRWO, payable at New Delhi. No cash will be accepted.
3. Application Form along with the demand draft should be sent by Registered Acknowledgement post or delivered in person to the Administrative Officer, IRWO Railway Office Complex, Shivaji Bride (Behind Shankar Market), New Delhi-110 001
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5. The original application must be countersigned as per the norms prescribed in the Application Form. Any change in Mailing Address should be immediately intimated to IRWO Office.
6. Incomplete/invalid/illegible applications are likely to be rejected. No correspondence in this regard shall be entertained.
7. Please indicate Co-owner's name if applicable, to avoid complications later on. IRWO General Rules may be consulted for rules on this subject.

DECLARATION BY THE APPLICANT

I hereby declare that the particulars given in the application form are correct and I have not willfully suppressed any material information. I understand that I will be disqualified from Booking / Allotment of dwelling unit, if at any time any of the said particulars are found to be incorrect.

I also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway welfare Organisation (IRWO). I have read the information in this Brochure and fully understood the contents.

Signature of the Applicant



Specimen Signature of the Applicant



Specimen Signature of the Co-owner

I have verified the above particulars furnished by the Applicant and the Co-owner.

Counter Signed
(By IRWO member quoting Membership No.)

Annexure – 1B
(Duplicate Copy)

Indian Railway Welfare Organisation
BOOKING OF PLOT OF LAND IN RAIL VIHAR KOTA
(To be submitted along with Application form for booking)
RAIL VIHAR KOTA

Name of applicant.....

Primary Membership No.....

Photo of self / 1 st applicant	Photo of spouse / co-applicant
--	-----------------------------------

Details of Family Members including dependents (as per pass rules):

S No	Name	Male/Female	Age	Relationship
				Self

Signature of Applicant

Note: Photographs of self and spouse affixed are to be attested by Controlling / Gazetted Officer.

BOOKING OF PLOT OF LAND IN RAIL VIHAR KOTA

(For office use only)

ACKNOWLEDGEMENT

(Blanks to be filled by applicant) No. _____

Received from

Membership Number

Address.....

.....

Application Form for Booking of Plot of land in Rail Vihar Kota along with Booking Money of Rs

..... vide Bank Draft No Dated

.....Drawn on Bank.....Branch

.....

for Indian Railway Welfare Organization

(Acknowledgement portion to be detached and sent to the applicant. No separate letter/receipt will be sent in confirmation of receipt of Booking Application.)

From:	To:
Indian Railway Welfare Organization,	-----
Railway Office Complex,	-----
Shivaji Bridge (Behind Shankar Market),	-----
New Delhi – 110001.	-----

(In the printed version, this portion is to be printed on the reverse of 'Acknowledgement')

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PIN

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10. Co-owner's Name & relationship _____

11. Co-owner's Signature _____

(Declaration by the co-owner, as per proforma attached herewith, must also be submitted)

12. Nominee's Name & relationship _____

13. Nominee's Signature _____

14.. Type of plot of land required _____

15. Booking Money Payable _____

16. Bank Draft /Banker's Cheque No. & Date _____

17. Name of the Bank & Branch _____

Signature of Applicant _____

INSTRUCTIONS

1. The Application Form must be filled in Block letters, it must be signed by the Applicant and submitted in duplicate.
2. All drafts or Banker's cheques accompanying the application should be crossed A/C Payee only, drawn in favour of IRWO, payable at New Delhi. No cash will be accepted.
3. Application Form along with the demand draft should be sent by Registered Acknowledgement post or delivered in person to the Administrative Officer, IRWO Railway Office Complex, Shivaji Bride (Behind Shankar Market), New Delhi-110 001
4. The IRWO Member forwarding/countersigning the application must enter his/her Primary Membership No. in the Application Form. The applicant should also quote the Registration No. of the scheme, once allotted to him/her, in all future correspondence.
5. The original application must be countersigned as per the norms prescribed in the Application Form. Any change in Mailing Address should be immediately intimated to IRWO Office.
6. Incomplete/invalid/illegible applications are likely to be rejected. No correspondence in this regard shall be entertained.
7. Please indicate Co-owner's name if applicable, to avoid complications later on. IRWO General Rules may be consulted for rules on this subject.

DECLARATION BY THE APPLICANT

I hereby declare that the particulars given in the application form are correct and I have not willfully suppressed any material information. I understand that I will be disqualified from Booking / Allotment of dwelling unit, if at any time any of the said particulars are found to be incorrect.

I also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway welfare Organisation (IRWO). I have read the information in this Brochure and fully understood the contents.

Place:

Signature of the Applicant



Specimen Signature of the Applicant



Specimen Signature of Co-owner

Counter Signed

I have verified the above particulars furnished by the Applicant and the Co-owner.

Place:

Controlling Officer with Seal.

**Annexure – 1C
(Original)**

**Indian Railway Welfare Organisation
BOOKING OF PLOT OF LAND IN RAIL VIHAR KOTA
(To be submitted along with Application form for booking)
RAIL VIHAR KOTA**

Name of applicant.....

Primary Membership No.....

Photo of self / 1 st applicant	Photo of spouse / co-applicant
--	-----------------------------------

Details of Family Members including dependents (as per pass rules):

S No	Name	Male/Female	Age	Relationship
				Self

Signature of Applicant

Note: Photographs of self and spouse affixed are to be attested by Controlling / Gazetted Officer.

BOOKING OF PLOT OF LAND IN RAIL VIHAR KOTA

(For office use only)

ACKNOWLEDGEMENT
(Blanks to be filled by applicant) No. _____

Received from

Membership Number

Address.....

.....

Application Form for Booking of Plot of land in Rail Vihar Kota along with Booking Money of Rs

..... vide Bank Draft No Dated

.....Drawn on Bank.....Branch

.....

for Indian Railway Welfare Organization

(Acknowledgement portion to be detached and sent to the applicant. No separate letter/receipt will be sent in confirmation of receipt of Booking Application.)

From:	To:
Indian Railway Welfare Organization,	-----
Railway Office Complex,	-----
Shivaji Bridge (Behind Shankar Market),	-----
New Delhi – 110001.	-----

(In the printed version, this portion is to be printed on the reverse of ‘Acknowledgement’)

PIN

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10. Co-owner's Name & relationship _____

11. Co-owner's Signature _____
(Declaration by the co-owner, as per proforma attached herewith, must also be submitted)

12. Nominee's Name & relationship _____

13. Nominee's Signature _____

14.. Type of plot of land required _____

15. Booking Money Payable _____

16. Bank Draft /Banker's Cheque No. & Date _____

17. Name of the Bank & Branch _____

Signature of Applicant _____

INSTRUCTIONS

1. The Application Form must be filled in Block letters, it must be signed by the Applicant and submitted in duplicate.
2. All drafts or Banker's cheques accompanying the application should be crossed A/C Payee only, drawn in favour of IRWO, payable at New Delhi. No cash will be accepted.
3. Application Form along with the demand draft should be sent by Registered Acknowledgement post or delivered in person to the Administrative Officer, IRWO Railway Office Complex, Shivaji Bride (Behind Shankar Market), New Delhi-110 001
4. The IRWO Member forwarding/countersigning the application must enter his/her Primary Membership No. in the Application Form. The applicant should also quote the Registration No. of the scheme, once allotted to him/her, in all future correspondence.
5. The original application must be countersigned as per the norms prescribed in the Application Form. Any change in Mailing Address should be immediately intimated to IRWO Office.
6. Incomplete/invalid/illegible applications are likely to be rejected. No correspondence in this regard shall be entertained.
7. Please indicate Co-owner's name if applicable, to avoid complications later on. IRWO General Rules may be consulted for rules on this subject.


DECLARATION BY THE APPLICANT

I hereby declare that the particulars given in the application form are correct and I have not willfully suppressed any material information. I understand that I will be disqualified from Booking / Allotment of dwelling unit, if at any time any of the said particulars are found to be incorrect.

I also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway welfare Organisation (IRWO). I have read the information in this Brochure and fully understood the contents.

Place:

Signature of the Applicant



Specimen Signature of the Applicant



Specimen Signature of Co-owner

Counter Signed

I have verified the above particulars furnished by the Applicant and the Co-owner.

Place:

Controlling Officer with Seal.

**Annexure – 1C
(Duplicate)**

**Indian Railway Welfare Organisation
BOOKING OF PLOT OF LAND IN RAIL VIHAR KOTA
(To be submitted along with Application form for booking)
RAIL VIHAR KOTA**

Name of applicant.....

Primary Membership No.....

Photo of self / 1 st applicant	Photo of spouse / co-applicant
--	-----------------------------------

Details of Family Members including dependents (as per pass rules):

S No	Name	Male/Female	Age	Relationship
				Self

Signature of Applicant

Note: Photographs of self and spouse affixed are to be attested by Controlling / Gazetted Officer.

BOOKING OF PLOT OF LAND IN RAIL VIHAR KOTA

(For office use only)

ACKNOWLEDGEMENT

(Blanks to be filled by applicant) No. _____

Received from

Membership Number

Address.....

.....

Application Form for Booking of Plot of land in Rail Vihar Kota along with Booking Money of Rs

..... vide Bank Draft No Dated

.....Drawn on Bank.....Branch

.....

for Indian Railway Welfare Organization

(Acknowledgement portion to be detached and sent to the applicant. No separate letter/receipt will be sent in confirmation of receipt of Booking Application.)

From:	To:
Indian Railway Welfare Organization,	-----
Railway Office Complex,	-----
Shivaji Bridge (Behind Shankar Market),	-----
New Delhi – 110001.	-----

(In the printed version, this portion is to be printed on the reverse of 'Acknowledgement')

Indian Railway Welfare Organisation
 Membership application Form for Rail Vihar Kota
 (To be filled up in block Letter)

For Official Use Only Date Of allotment
--

Photo Applicant	Photo Co-Owner
--------------------	-------------------

(A) In case applied as Blood Relation of IRWO Member:

1. Applicant's Name (Full Name)
2. Relationship with IRWO Member
3. Full name of IRWO Member
4. Primary Membership No. of IRWO Member.....
5. Year of Joining of IRWO Member

(B) In case applied as other than IRWO Member & blood Relations of IRWO Member

1. Applicant's Name (Full Name).....
2. Father's/Husband's name.....
3. Date of Birth
4. Designation
5. Name of Organisation.....
6. Date of appointment
7. Date of Retirement.....

FOR BOTH CATEGORIES

1. Correspondence Address of applicant
-
-
2. Permanent Address
-
-
3. Mobile No.....E-mail ID

DECLARAION BY THE APPLICANT

I hereby declare that the particulars given above are correct and I have not will fully suppressed any material/information. I understand that I will be disqualified from membership (for the specific scheme) and or allotment of dwelling unit if at any time, any of said particulars are found incorrect. I also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway Welfare Organisation (IRWO)

Signature of applicant

Place.....

Date.....

Countersigned by.....

(Please refer instructions)

INSTRUCTIONS

1. The application should be counter signed by :
 - i) In case applied as blood Relation of IRWO Member:
 - ii) In case applied as (Other than IRWO Member & Blood Relation):
Controlling Officer/Personnel Officer
2. Application Form must be filled in block letters in English and sent to the Administrative Officer, IRWO Railway Offices Complex, Shivaji Bridge, and New Delhi-110001 by Registered.
3. Any change in Mailing Address should be immediately intimated to IRWO.
4. Incomplete/Invalid/illegible applications are likely to be rejected. No correspondence in this regard shall be entertained.

Note:

Read IRWO General Rules before filling the form. Latest amendments to the General Rules are also available on IRWO website(<http://www.irwo.net>).

Application should be submitted to Administrative Officer, IRWO, New Delhi Fill-up your address at the back of the Acknowledgement slip. Please enclose self addressed stamp envelope.

ACKNOWLEDGEMENT
(Membership Form)

Received from Sh/Smt.....

Address

.....

.....

(Acknowledgement portion to be detached and sent to applicant)

For Indian Railway Welfare Organisation

Note: No separate letter/ receipt will be sent except the above acknowledgement. Receipt in token of receipt of application.

From:

INDIAN RAILWAY WELFARE ORGANISATION
Railway Office Complex,
Shivaji Bridge Behind Shankar Market)
New Delhi-110 001

(In the printed version, this portion is to be printed on the reverse of 'Acknowledgement')

SCHEDULE OF PAYMENT

Type of Plot	Approx Plot Area (sq ft)	Approx. Cost (Rs in Lakh)	Booking Money (Rs in Lakh)	1 st Instal. (Rs in Lakh)	2 nd Instal. (Rs in Lakh)	3 rd Instal. (Rs in Lakh)	4 th Instal. (Rs in Lakh)	5 th Instal. (Rs in Lakh)	Tentative 6 th & Last Instal. (Rs in Lakh)
K-III	1513	32.7	2.0	6.0	6.0	6.0	6.0	6.0	0.7
K-IV	1722	37.2	2.0	7.0	7.0	7.0	7.0	7.0	0.2

All applicable taxes shall be payable extra at prevalent rates.

Notes:

1. Applicants applying against the scheme are to pay Booking Money as indicated above along with the Application for Booking.
2. Five installments will be payable within 1, 2, 3, 4 & 5 months of the issue of the Booking Letter. 6th and last installment will be paid before obtaining permission from U.I.T, Kota for transfer and registration of the plot in favour of the allottee. All charges required to be paid to U.I.T, Kota are to be paid by the allottee.
3. Actual cost of plot of land shall be worked out as per actual area of plot of land and the same shall be payable by the allottee. Schedule of payment shall be modified accordingly.
4. The amounts of various instalments are according to cost worked out on approximate average area of plots. The amount and number of instalments are liable to change based on cost as per actual area.
5. The above costs of plots are based on present prices and are subject to increase if any additional charges are levied by U.I.T, Kota or other Govt. authorities. Any increase in cost based on actual shall be borne by allottees.
6. One time maintenance fund charges and Additional Maintenance Charges which will be in addition to the above costs will be collected after draw of lots but before giving possession of the plot.
7. In case bulk connection of water supply has to be provided, water connection charges will also be collected along with the last instalment.
8. One time depreciation reserve fund charges which will be in addition to above cost will also be collected before giving possession of the plot of land.
9. There shall be additional charges for corner plot, plot facing park or any special feature attributed to a specific plot, rates of which shall be as determined by IRWO.