

INDIAN RAILWAY WELFARE ORGANISATION

Group Housing Scheme (2013)

RAIL VIHAR MORADABAD PHASE-II

(NEAR NEW MORADABAD TOWNSHIP, DELHI MORADABAD ROAD)

SCHEME OPENED FROM 21ST JANUARY - 2013 TO 15TH APRIL, 2013

INDIAN RAILWAY WELFARE ORGANISATION (IRWO), SHIVAJI (MINTO) BRIDGE, RAILWAY COMPLEX
(BEHIND SHANKAR MARKET) NEW DELHI - 110001 PHONE : (MTNL) 23413627, 23411173

(RLY) : 2-3495 (FAX) : 011-23411879

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Website : www.irwo.in, www.irwo.net

REGISTERED UNDER THE SOCIETIES REGISTRATION ACT XXI OF 1860

Rs. 100.00

SALIENT FEATURES & TECHNICAL SPECIFICATIONS



JANUARY, 2013

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1. INTRODUCTION :

1.1 The Indian Railway Welfare Organisation (IRWO) has been set up, as a registered society with its Head Quarters at New Delhi, under the Societies Registration Act XXI of 1860, to provide houses for serving and retired railwaymen at all India level purely as a social welfare measure on 'no-profit no-loss' basis.

1.2 IRWO has acquired land near New Moradabad town ship on Moradabad-Delhi Road and had launched its Rail Vihar Moradabad Housing Scheme Phase-I in which 92 dwelling units of five types are already under construction.

Now Rail Vihar Moradabad Housing Scheme Phase-II, is opened with effect from 21st January, 2013 in which 105 dwelling units of three types are proposed for construction.

1.3 For eligibility criteria, procedure for draw, allotment of dwelling units, withdrawal from scheme, nomination and handing over etc. refer to IRWO's General Rules, October, 2007 as amended time to time.

2. THE SCHEME :

2.1 The present scheme (Phase-II) envisages construction of single storeyed dwelling units of type MB/I, MB/II, MB/III

on "NO PROFIT, NO LOSS" basis.

2.2 Applicants may give up to three options for DUs of different types in Application Form. Preference would be given for allotment of flats as per Option given i.e. First preference for option 1. Second preference for option 2 and third preference for option 3. Applications may deposit the booking money applicable for the highest type of DU opted by them. The excess of booking money, if any, would be adjusted in the first instalment after confirmed booking letter is issued to them.

3. LOCATION :

3.1 The site is located at a distance of approximately 7 km. from Moradabad Railway Station on Moradabad - Delhi Road. The distance of site from the main Moradabad - Delhi Road is Approx. 500 mtrs. only. Delhi Public School is situated at about 1 km. from proposed site of Rail Vihar. Royal Enclave Housing Complex is just opposite on other side of Moradabad - Delhi Road, New Moradabad Township on 900 Acres, of land is coming up at a distance of approximate 2 km. The site of proposed Rail Vihar can be reached by private Mini City Bus and Three wheeler Auto Rickshaw service on the Moradabad -

Delhi Road.

4. NOTABLE FEATURES OF THE LAYOUT AND DESIGN :

4.1 Orientation of Dwelling Units - Housing Clusters are suitably oriented to ensure natural ventilation and sun light to the dwelling units to the extent possible. Adequate provision of Park/Playing Ground, Community Centre, Shops, Water Supply, Sewage Disposal etc. is being made. Electric Supply will be provided from / by U.P.S.E.B.

4.2 Earthquake resistant designs : Dwelling units shall have features as required for earthquake resistant buildings such as plinth band, lintel band etc.

5. TENTATIVE DETAILS OF DWELLING UNITS :

5.1 Tentative area and approximate cost of different types of dwelling units are indicated in Table - 1. It may be noted that the details of areas and accommodation are tentative and subject to changes. The approximate cost of various types of dwelling units are based on present day prices with nominal escalation and are subject to escalation during construction, which shall be charged extra based on actual cost.

TABLE - 1

Type	Approx. Plot Area (in Sqm.)	No. of Units	Approx. Super Area in Sqm. (Sqft.)	Accommodation	Approx. Cost (Rs. in Lakh)
MB/I	78	20	38.20 (411)	Drawing Room, 1 Bed Room, Bath, WC., Kitchen & Provision for future staircase	11.32+ Service Tax
MB/II	112.50	39	67.84 (730)	Drawing/Dining Room, 2 Bedrooms, Kitchen, 2 Toilets & Provision for future staircase	18.73+ Service Tax
MB/III	144.50	46	84.28 (907)	Drawing/Dining Room, 2 Bed Rooms, 2 Toilets, Kitchen & Provision for future Bed Room & staircase	23.51+ Service Tax
MB/IV	162	W.L.	90.00 (968)	Drawing/Dining Room, 3 Bedrooms, 2 Toilets Kitchen, & Provision for future staircase	25.52+ Service Tax
MB/IVA	200	W.L.	113.52 (1221))	Drawing/Dining Room, 3 Bedrooms, 1 Study Room 3 Toilets, Kitchen, & Provision for future staircase	31.96+ Service Tax

* EC denotes Equilisation Charges.

NOTES :-

1. The construction of different types of dwelling units indicated above is subject to adequate demand..
2. The area and cost given in the table above are purely tentative and are based on present day cost with nominal escalaton. Cost may increase depending on escalation in labour and material cost, alterations in design and specifications or other unforeseen reasons and actual cost would be payable by allottees.
3. The above costs do not include the cost of geysers, cupboards/loft covers, fans, light fixtures, lamps etc. which will not be provided by IRWO.
4. The cost does not include transfer and other charges such as stamp duty, registration charges etc. required under the local bye-laws at the time of transfer of lease of land and dwelling unit. Any such charges would be payable by allottees.
5. Layouts shown in the Annexure are tentative and subject to change on finalisation of drawings. No claim shall be entertained on account of such variations/changes. The super areas indicated above comprises covered area of dwelling units inclusive of walls, verandah, cantilevered cupboard space, proportional common area etc.
6. Any enhancement in cost of demanded by State Government under Land Acquisition Act or any other reasons, shall also be payable by the Allottees. The additional amount determined shall also be payable by the Allottees within the period as specified by the concerned authorities.
7. Some plots may have additional area of land for which extra payment will have to be made at the rates to be determined by IRWO. There shall be additional cost towards additional area of plot, corner plots, plots facing parks or any special feature attributed to a specific dwelling unit, rates of which shall be as determined by IRWO.
8. The vacancies of DUs indicated in table 1 are tentative and may change. Applications are also called for MB IV & IV-A for preparing waiting list against probable cancellations. At present there is no vacancy for Type MB-IV & MB IV A.

6 TECHNICAL SPECIFICATIONS:

These are given in Table-2

All Type of dwelling units will have similar specifications when specified so.

TABLE 2
Technical Specifications

1. **Foundations:** Brickwork in cement mortar and DPC with water proofing compound / plinth band.
 2. **Superstructure:** RCC in beams, lintels and roof slabs and walls in brick work with cement mortar.
 3. **Door/Window Frames :** Wooden/steel frames. Provision for future jali shutter for external doors & windows.
 4. **Door/Window Shutters :** Door shutters will be flush door shutters with commercial veneering on both faces and painted except the main entrance door which shall have Teak, Veneering on outer face and polished. The Window shutters will be glazed wooden and painted with ready mixed paint.
 5. **Flooring:** Tile flooring in all room, toilets, bath, W.C and Kitchen.
 6. **Kitchen:** Jet Black Granite working top with glazed tiles up to two feet height on walls above the working counter. Kitchensink of Stainless Steel. No kitchen cabinet will be provided.
 7. **Toilets :** Glazed tiles on walls upto 7' height in toilets and bath and upto 3'0" height in W.C. White glazed wash basin and W.C., C.P. fittings with concealed plumbing.
 8. **Electrical:** Copper wiring in the concealed PVC conduits with MCBs. No light fixtures geysers or fans will be provided.
 9. **Niches :** Only niches for ward-robres in bedrooms shall be provided wherever feasible.
 10. **Wall Finishing :** All internal walls and ceiling shall be plastered with cement mortar and provided with POP / White Cement putty..
 11. **External Facade :** Plain cement plaster with snowcem finish.
 12. **Roof Water Proofing :** Brick-Bat coba or Mud-Phuska with brick tiles shall be provided over Roof.
 13. **Earth Quake Resistant Structure :** Feature such as plinth band, Lintel band, Corner reinforcement shall be provided as per IS code provisions to make the structure. Earthquake resistant.
- Note:** The above specification are tentative and subject to change on technical considerations. No claim on this account will be entertained.

7. HOW TO APPLY :

7.1 Applications should be submitted in the application form attached as Annexure I to this brochure alongwith the Booking Money as given in 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 on or before the closing date of the scheme.

7.2 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.

8. SCHEDULE OF PAYMENT:

8.1 On selection for allotment of DU and issue of the booking letters the member will be required to make the payments in accordance with the Schedule given in Annexure-II. The cost is based on present day prices and is subject to escalation during construction and any increase in cost on account of escalation would be advised to allottees. As and when the estimate is revised the instalment amount may also be revised for the prospective payments. IRWO reserves the right to change schedule of payment depending upon the progress of work or any other reasons. Allottees shall be bound by such revised schedule.

8.2 After issue of booking Letter, the instalments as given in Annexure II

shall be paid by the Allottees when these are due. No separate intimation / letter for the first three instalments will be issued as the details will be available in booking letter itself. Though Notice calling for further instalments will be sent in advance but no excuse for waiver of delayed charges due to non receipt of notice will be accepted. To avoid such eventualities allottees are advised to browse IRWO website regularly where latest payment schedule would be available.

8.3 In case of delay of payment of any instalment of more than 7 days beyond the due date, delay charges @12.50% (Twelve point five zero percent) per year will be charged extra, on monthly basis; part month of delay will be taken as full month delay.

8.4 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 the due date, his/her allotment will be treated as CANCELLED without further intimation to him/her and his/her booking money / instalment amount will be refunded after deducting the penalty amount as per para 20 of IRWO General Rules.

8.5 The Project accounts may not be closed at the time of occupation of houses by the allottees. The last instalment payment shall therefore, be considered tentative. As and when the accounts are closed, the allottees will be advised of the final actual cost and the difference between the final actual cost and the cost recovered will be payable by the allottees concerned in additional instalments as required.

8.6 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.

9. IRWO GENERAL RULES 2007

9.1 For rules regarding registration, re-sale, transfer, withdrawal from the scheme, maintenance fund etc., please refer to IRWO's General Rules, 1st October, 2007 and amendments made thereafter, a copy of which may be obtained by paying prescribed cost (at present Rs. 100/-) to the nearest IRWO's office or directly to the IRWO's Head Office at New Delhi. If required by post please add Rs. 50/- to the cost indicated above. IRWO General Rules-2007 along with latest amendments can also be downloaded from IRWO's website : www.irwo.in or www.irwo.net

9.2 Allotment of dwelling units shall be done in accordance with the rules and law of the local authorities in force as amended from time to time, as applicable.

INDIAN RAILWAY WELFARE ORGANISATION

Group Housing Scheme
RAIL VIHAR MORADABAD PHASE-II
Application Form for Booking

Annexure -1
(Original)

To,
Administrative Officer/IRWO
Railway Complex, Shivaji Bridge, Behind Shankar Market, New Delhi - 110 001.

No.

Registration No.....
For MORADABAD

1. Membership No. Year

2. Full Name (Surname First)

3. Father's/Husband's Name

4. Date of Birth

5. Designation

6. Department

7. Date of Appointment

8. Date of Retirement

9. Correspondence Address

Pin

Email : _____

Phone Number Residence _____

Office _____

Mobile _____

10. Permanent Address _____

_____ Pin _____

11. For Retired/Spouse of deceased Railway Employee

(i) Name of Retired/deceased, Railway Employee. _____

(ii) Pension Payment Order No. (PPO) _____

(Copy to be enclosed)

12. Details of property held at present held by self/spouse/dependent children.

S.No.	Details of property	Location of property	Size of Plot/house	Purchased From
(i)	_____	_____	_____	_____
(ii)	_____	_____	_____	_____

13. Co-owner's Name & relationship _____

14. Co-owner's Signature _____

15. Nominee's Name & relationship _____

16. Nominee's Signature _____

17. Type of Flats required :

Type MB-I Type MB-III

Type MB-II Type MB-IV Type MB-IV-A

(Please read Para 2.2)

18. Booking Money (as per annexure-II) Rs.* _____

19. Cheque/Bank Draft No. and Date _____

20. Name of Bank and Branch _____

* For details see Payment Schedule - Annexure-II

(FOR OFFICE USE ONLY)

ACKNOWLEDGEMENT

(Blanks to be filled by applicant)

No.

Primary Membership No. _____ Booking No. for RAIL VIHAR MORADABAD PH-II _____

Received from _____

Address _____

Application Form for Booking along with Booking money of Rs. _____ Bank Draft No. _____

Branch _____

Administrative Officer IRWO, New Delhi

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

Please read IRWO Genral Rules - 2007 carefully before filling the form especially about Co-owner and Nominees names.

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 of my application and/or allotment of dwelling unit, if at any time any of the 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). I have read the information in this Brochure and fully understand the contents.

I declare that, by wife/husband or dependent children :

- (i) Do/Don't own in part/full on lease hold/freehold basis or have not been allotted on hire purchase basis, any residential flat/premises/plot in Moradabad Area.
- *(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 / houses in IRWO _____ Scheme.

Place _____

Signature of applicant _____

Date _____

Designation _____

Specimen signature of the applicant

COUNTERSIGNED

- 1. For serving employees in Railway/Undertaking.
- 2. For Senior Serving Railway Officers who themselves are the controlling officers.
- 3. For retired employee/spouse of deceased Railway employee.

Controlling Gazetted Officer
Chief Personnel Officer

Any Railway Gazetted Officer

Place _____

Date _____

INSTRUCTIONS

- 1. The Application Form must be filled in Block Letters, it must be signed by the Applicant and submitted. Applicant's copy to be retained as record by the applicant.
- 2. All drafts or 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 alongwith the cheque/demand draft should be sent by Registered Acknowledgement post or delivered in person to the Administrative Officer, IRWO, Railway Complex, Shivaji Bridge, Behind Shankar Market, New Delhi - 110001.
- 4. The applicant must enter his/her Membership number in the Application form. The applicant should also quote the Booking Number of this scheme for future correspondence which shall be conveyed to you alongwith booking letter.
- 5. The original application must be countersigned as per the norms prescribed in the Application Form. Any change in Mailing Address should be intimated promptly to IRWO at its Headquarters office, Railway Complex, Shivaji (Minto) Bridge, Behind Shankar market, New Delhi - 110001
- 6. Incomplete/invalid/illegible application is likely to be rejected. No correspondence in this regard shall be entertained.
- 7. Spouse of deceased railway employee should give name, designation, and department of his/her late husband/wife and submit a copy of pension payment order (PPO).
- 8. Please indicate Co-owner's name if applicable to avoid later on complications. IRWO "General Rules" may be consulted for rules on this subject.
- 9. Affix photographs of self and spouse duly attested by controlling/Gazetted officer in the attached proforma and, also provide details of your family members including dependents in Annexure-I Sheet-2.

Indian Railway Welfare Organisation

(To be submitted along with Application form for booking)

Name _____

Primary Membership No. _____

Self	Spouse
------	--------

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

Name	Male/Female	Age	Relationship

Signature of applicant

Note : Photographs of self & spouse affixed above are to be
attested by controlling/Gazetted Officer.

INDIAN RAILWAY WELFARE ORGANISATION

Group Housing Scheme RAIL VIHAR MORADABAD PHASE-II Application Form for Booking

Annexure -1
(Duplicate)

No.

To,
Administrative Officer/IRWO
Railway Complex, Shivaji Bridge, Behind Shankar Market, New Delhi - 110 001.

Registration No.....
For MORADABAD

1. Membership No. Year

2. Full Name (Surname First)

3. Father's/Husband's Name

4. Date of Birth

5. Designation

6. Department

7. Date of Appointment

8. Date of Retirement

9. Correspondence Address

PIN

Email : _____
Phone Number _____
Residence _____
Office _____
Mobile _____
10. Permanent Address _____
_____ Pin _____

11. For Retired/Spouse of deceased Railway Employee

(i) Name of Retired/deceased, Railway Employee.

(ii) Pension Payment Order No. (PPO) _____
(Copy to be enclosed)

12. Details of property held at present held by self/spouse/dependent children.

S.No.	Details of property	Location of property	Size of Plot/house	Purchased From
(i)	_____	_____	_____	_____
(ii)	_____	_____	_____	_____

13. Co-owner's Name & relationship _____

14. Co-owner's Signature _____

15. Nominee's Name & relationship _____

16. Nominee's Signature _____

17. Type of Flats required :

Type MB-I Type MB-III

Type MB-II Type MB-IV Type MB-IV-A

(Please read Para 2.2)

18. Booking Money (as per annexure-II) Rs.* _____

19. Cheque/Bank Draft No. and Date _____

20. Name of Bank and Branch _____

* For details see Payment Schedule - Annexure-II

(FOR OFFICE USE ONLY)

ACKNOWLEDGEMENT

(Blanks to be filled by applicant)

No.

Primary Membership No. _____ Booking No. for RAIL VIHAR MORADABAD PH-II _____

Received from _____

Address _____

Application Form for Booking along with Booking money of Rs. _____ Bank Draft No. _____

Branch _____

Administrative Officer IRWO, New Delhi

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

Please read IRWO Genral Rules - 2007 carefully before filling the form especially about Co-owner and Nominees names.

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 of my application and/or allotment of dwelling unit, if at any time any of the 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). I have read the information in this Brochure and fully understand the contents.

I declare that, by wife/husband or dependent children :

- (i) Do/Don't own in part/full on lease hold/freehold basis or have not been allotted on hire purchase basis, any residential flat/premises/plot in Moradabad Area.
- *(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 / houses in IRWO _____ Scheme.

Place _____

Signature of applicant _____

Date _____

Designation _____



Specimen signature of the applicant

COUNTERSIGNED

- 1. For serving employees in Railway/Undertaking.
- 2. For Senior Serving Railway Officers who themselves are the controlling officers.
- 3. For retired employee/spouse of deceased Railway employee.

Controlling Gazetted Officer
Chief Personnel Officer

Any Railway Gazetted Officer

Place _____

Date _____

INSTRUCTIONS

- 1. The Application Form must be filled in Block Letters, it must be signed by the Applicant and submitted. Applicant's copy to be retained as record by the applicant.
- 2. All drafts or 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 alongwith the cheque/demand draft should be sent by Registered Acknowledgement post or delivered in person to the Administrative Officer, IRWO, Railway Complex, Shivaji Bridge, Behind Shankar Market, New Delhi - 110001.
- 4. The applicant must enter his/her Membership number in the Application form. The applicant should also quote the Booking Number of this scheme for future correspondence which shall be conveyed to you alongwith booking letter.
- 5. The original application must be countersigned as per the norms prescribed in the Application Form. Any change in Mailing Address should be intimated promptly to IRWO at its Headquarters office, Railway Complex, Shivaji (Minto) Bridge, Behind Shankar market, New Delhi - 110001
- 6. Incomplete/invalid/illegible application is likely to be rejected. No correspondence in this regard shall be entertained.
- 7. Spouse of deceased railway employee should give name, designation, and department of his/her late husband/wife and submit a copy of pension payment order (PPO).
- 8. Please indicate Co-owner's name if applicable to avoid later on complications. IRWI "General Rules" may be consulted for rules on this subject.
- 9. Affix photographs of self and spouse duly attested by controlling/Gazetted officer in the attached proforma and, also provide details of your family members including dependents in Annexure-I Sheet-2.

Indian Railway Welfare Organisation

(To be submitted along with Application form for booking)

Name _____

Primary Membership No. _____

Self	Spouse
------	--------

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

Name	Male/Female	Age	Relationship

Signature of applicant

Note : Photographs of self & spouse affixed above are to be
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(Applicant's Copy)

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1. Membership No. Year

2. Full Name (Surname First)

3. Father's/Husband's Name

4. Date of Birth
D D M M Y Y Y Y

5. Designation

6. Department

7. Date of Appointment 8. Date of Retirement
D D M M Y Y Y Y D D M M Y Y Y Y

9. Correspondence Address
 PIN

Email : _____
Phone Number _____
Residence _____
Office _____
Mobile _____
10. Permanent Address _____
_____ Pin _____

11. For Retired/Spouse of deceased Railway Employee

(i) Name of Retired/deceased, Railway Employee.

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S.No.	Details of property	Location of property	Size of Plot/house	Purchased From
(i)	_____	_____	_____	_____
(ii)	_____	_____	_____	_____

13. Co-owner's Name & relationship _____ 18. Booking Money (as per annexure-II) Rs.* _____

14. Co-owner's Signature _____ 19. Cheque/Bank Draft No. and Date _____

15. Nominee's Name & relationship _____ 20. Name of Bank and Branch _____

16. Nominee's Signature _____

17. Type of Flats required :

Type MB-I Type MB-III

Type MB-II Type MB-IV Type MB-IV-A

(Please read Para 2.2)

* For details see Payment Schedule - Annexure-II

(FOR OFFICE USE ONLY)

ACKNOWLEDGEMENT

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Administrative Officer IRWO, New Delhi

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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 understand the contents.

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- *(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 / houses in IRWO _____ Scheme.

Place _____

Signature of applicant _____

Date _____

Designation _____

Specimen signature of the applicant

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- 2. For Senior Serving Railway Officers who themselves are the controlling officers.
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Controlling Gazetted Officer
Chief Personnel Officer

Any Railway Gazetted Officer

Place _____

Date _____

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- 7. Spouse of deceased railway employee should give name, designation, and department of his/her late husband/wife and submit a copy of pension payment order (PPO).
- 8. Please indicate Co-owner's name if applicable to avoid later on complications. IRWO "General Rules" may be consulted for rules on this subject.
- 9. Affix photographs of self and spouse duly attested by controlling/Gazetted officer in the attached proforma and, also provide details of your family members including dependents in Annexure-I Sheet-2.

SCHEDULE OF PAYMENT

Type of dwelling unit	Plot Area in sqm.	Super Area (sqm.)	Approx. Cost Rs. in Lakhs	Booking Money	1st Instalment (Rs.)	2nd Instalment (Rs.)	3rd Instalment (Rs.)	4th to 8th Instalment Rs. in Lakhs	Last Instalment Rs. in Lakhs
1	2	3	4	5	6	7	8	9	10
MB/I	78	38.20	11.32	1,00,000	1,00,000	1,00,000	1,00,000	1.30	0.82
MB/II	112.50	67.84	18.73	1,50,000	1,50,000	1,50,000	1,50,000	2.40	0.73
MB/III	144.50	84.28	23.51	2,00,000	1,90,000	1,90,000	1,90,000	3.00	0.81
MB/IV	162	90.0	25.52	2,50,000	2,00,000	2,00,000	2,00,000	3.20	1.02
MB/IVA	200	113.52	31.96	3,00,000	2,50,000	2,50,000	2,50,000	4.00	1.46

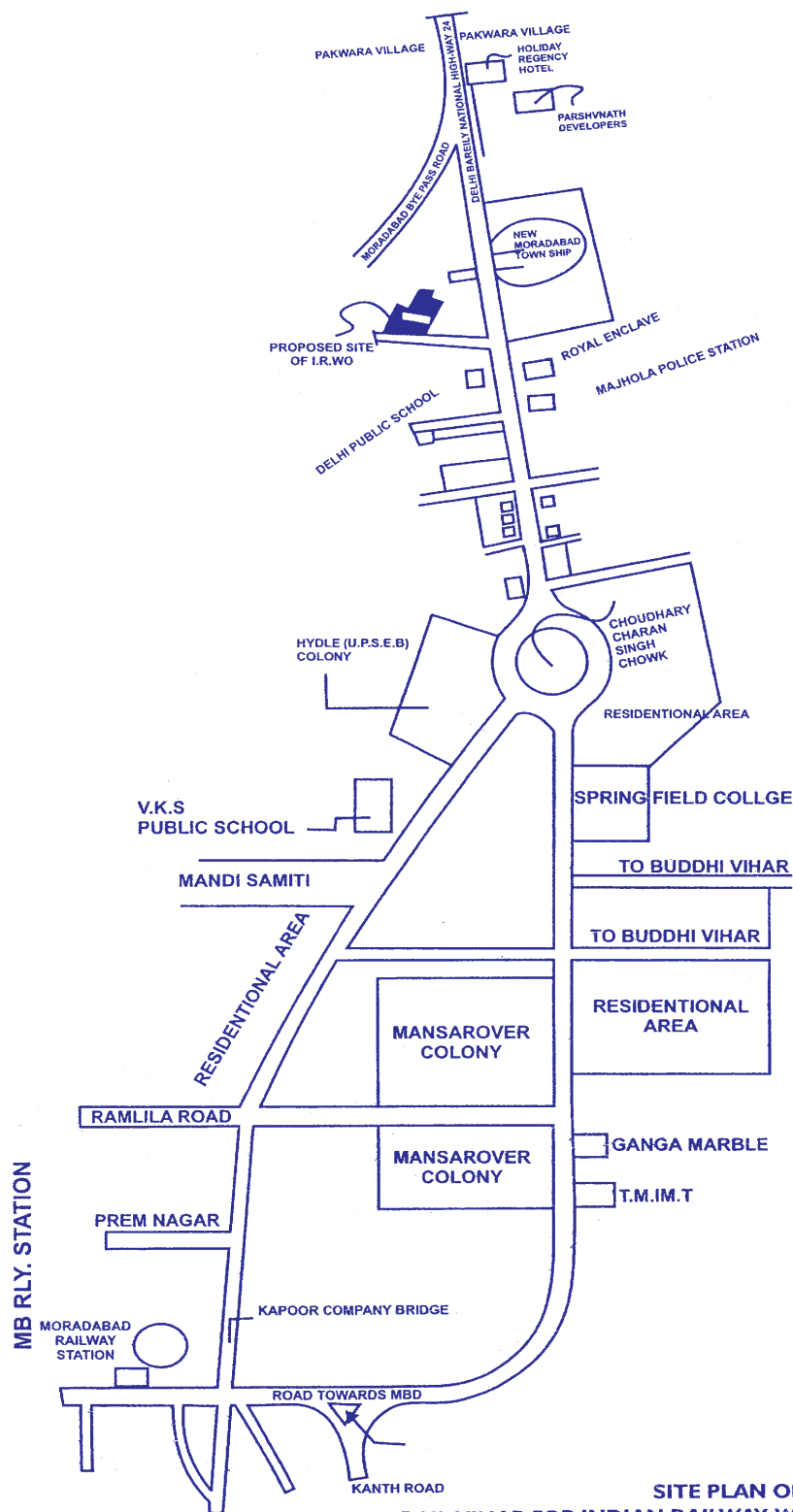
Service Tax is payable extra on booking money as well as instalments amount as per rules. The present rate of Service Tax is 3.09% which may change as per government decision..

Notes :

1. Applicants applying against the scheme are to pay booking money as indicated above along with the Application.
2. First three instalments will be payable within 2, 4 and 6 months of the issue of the Booking Letter. Other instalments will be paid depending upon the progress of work for which advance notice will be given. however non-receipt of notice for payment of instalment will not be a reason for waiver of delayed payment charges..Allottees are advised to consult IRWO website regularly for latest payment schedule.
3. The above cost of various types of dwelling units is based on present days prices with nominal escalation and are subject to escalation during construction. Any increase in cost based on actual shall be borne by allottees.
4. The amount of various instalments are according to the cost as estimated at present. The amount and the number of instalments are liable to change due to change in cost of dwelling units.
5. One time maintenance fund amount which will be in addition to the above costs will be collected after draw of lots but before giving possession of the dwelling unit.
6. In case bulk connection of water supply has to be provided, water connection charges will also be collected along with the last instalment.
7. One time depreciation reserve fund which will be in addition to above costs will be collected before giving possession of the dwelling unit.
8. There shall be additional cost towards additional area of plot, corner plot, plot facing park or any special feature attributed to a specific dwelling units, rates of which shall be as determined by IRWO.

RAIL VIHAR, MORADABAD, U.P.

IRWO



**SITE PLAN OF
RAIL VIHAR FOR INDIAN RAILWAY WELFARE ORGANISATION
VILLAGE MANOHER PUR DELHI ROAD MORADABAD**