

No. 25 /Cer-SDMDB/2023/RWA

dt. 11-04-2023

FORM 'E'

[See Rule 8]

**CERTIFICATE OF REGISTRATION**

Certified that RAIL VIHAR RESIDENTS WELFARE ASSOCIATION, VIP ROAD, ZIRAKPUR, TEHSIL DERA BASSI, Distt. S.A.S. NAGAR, Punjab has been registered under rule 8 of The Punjab Apartments Ownership Rules, 1995 and as per the provisions of Section 17 of The Punjab Apartment Ownership Act, 1995.

Issued today on the 11<sup>th</sup> day of April 2023. under my signature and seal.



*Hiz*  
Competent Authority-cum- SDM  
Sub Divisional Magistrate  
Dera Bassi

**ORDER**

Whereas the allottees/ owners/ transferees of **RAIL VIHAR, VIP ROAD, ZIRAKPUR, TEHSIL DERA BASSI, Distt. S.A.S. NAGAR, Punjab** have submitted an application duly recommended by Indian Railway Welfare Organization, New Delhi that they want to form an Resident Welfare Association as per the provisions of Section 17 of The Punjab Apartment Ownership Act, 1995, herein after called 'The Act' and Rule 8 of The Punjab Apartment Ownership Rules, 1995 . They have applied for registration as " **RAIL VIHAR RESIDENTS WELFARE ASSOCIATION, VIP ROAD, ZIRAKPUR, TEHSIL DERA BASSI, Distt. S.A.S. NAGAR, Punjab** ".

Further, whereas, the allottees have submitted a list of the following documents for scrutiny thereof.


- List of 443 apartment owners duly signed/ Consented by (1/3<sup>rd</sup>) 202 owners.
- List of initial Office bearers/ Directors of the board. (Temporary BOD for 30 days)
- Memorandum of Association & Bye-Laws of the RWA for perusal and approval.
- Drawing of Project approved by Office of the Municipal Council, Zirakpur.
- Completion/ Occupation Certificate no. 3756 dt. 18-02-2020 issued by Municipal Council Zirakpur.
- No Objection Certificate issued by the Office of Punjab Fire Services Zirakpur.
- Pollution/ STP fitness NOC issued by Punjab Pollution Control Board, Patiala.

And whereas, the undersigned as the Competent Authority under the Act vide notification No. 18/83/2005-5 HG(2)6809 dt. 30.06.2005 ibid, called upon the Residents/ developer of the **RAIL VIHAR, VIP ROAD, ZIRAKPUR, TEHSIL DERA BASSI, Distt. S.A.S. NAGAR, Punjab** to submit a list of apartment owners with their addresses, which is placed on file.

And whereas, it is deemed fit and appropriate for the owner/ allottees/ transferees of **RAIL VIHAR, ZIRAKPUR**, to constitute themselves in an "**Association**" in which all the owners as members for the administration of the affairs of the said apartments in relation to its management, maintenance and upkeep of the common areas, facilities and common services.

Therefore, in exercise of the powers vested in me under the provision of " The Act" ibid, I do , hereby grant a registration certificate in the prescribed form, a copy of which is also placed on the file. The "**Association**" shall be responsible for the administration and management of the property and maintenance and upkeep of the common areas and facilities and common services of **RAIL VIHAR, ZIRAKPUR**. I also call upon the Association to elect its office bearers within a period of **30 days** from the issue of this order and grant of registration certificate, by giving prior notice of such election to all the members. However the promoter shall continue to be an associate member with respect to unsold apartments, if any. The Association shall discharge functions and exercise powers in line with the provision of Section 19 of the Act ibid and it shall make its bye-laws in accordance with the model bye-laws made under this Act, and get approved from the House & Competent Authority. The Certificate of registration is granted on condition that the association will abide the provisions of The Punjab Apartment Ownership Act, 1995 & Rules and its bye-laws & MoA must be in accordance with the provisions of The Punjab Apartment Ownership Act, 1995 & rules framed therein which will be duly approved by the house after elections. If any action/ working (documents or otherwise) of the association is found contradictory with the "ACT/RULES", than undersigned will exercise its powers given by The 'ACT' to cancel the certificate of registration.


Given under my hand and seal today the 11<sup>th</sup> April 2023. To be communicated to all concerned.

  
Competent Authority-cum-SDM  
Sub Divisional Magistrate  
Dera Bassi

Endt. No. **25** /SDMDB/2023/ RWA dt. 11-04-2023

A Copy is forwarded to:

**Temporary President, RAIL VIHAR RESIDENTS WELFARE ASSOCIATION, VIP ROAD, ZIRAKPUR, TEHSIL DERA BASSI, Distt. S.A.S. NAGAR, Punjab** .

  
Competent Authority-cum-SDM  
Sub Divisional Magistrate  
Dera Bassi