

INDIAN RAILWAY WELFARE ORGANISATION

EWS CATEGORY HOUSING SCHEME

RAIL VIHAR AT VIP ROAD, ZIRAKPUR (PUNJAB)
NEAR CHANDIGARH

**SCHEME REOPENED FROM 18th DECEMBER, 2017 UPTO
FILLING OF ALL THE UNITS (FIRST COME FIRST SERVE
BASIS AND QUARTERLY REVIEW BASIS)**

(PRADHAN MANTRI AWAS YOJNA IS APPLICABLE)

INDIAN RAILWAY WELFARE ORGANISATION (IRWO)

SHIVAJI (MINTO) BRIDGE ,
RAILWAY OFFICES COMPLEX,
(BEHIND SHANKER MARKET),
NEW DELHI 110001.

Website: www.irwo.net email: support@irwo.net

REGISTERED UNDER THE SOCIETIES REGISTRATION ACT XXI OF 1860

JANUARY 2018

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INDIAN RAILWAYS

INDIAN RAILWAY WELFARE ORGANISATION

Invite Applications for Allotment of Flats for Economically Weaker Section in Rail Vihar at VIP Road, Zirakpur (Punjab) near Chandigarh.

Details of EWS Flats	Mode of Payment	Payments
Number of Flats: 44 Size: 30.027 Sqm (Carpet Area 22.44 Sqmt) Approximately Cost of the flat: Rs 8,23,000	With application for registration	Rs.20000/-
	At the time of Allotment	Rs.268050/-
	Within one year of allotment	25 % of flat cost (Rs.2,05,750/-)
	Within Two year of allotment	25 % of flat cost (Rs.2,05,750/-)
	Balance within 3 years	Rs.1,23,450/-

Under Pradhan Mantri Awas Yojna Scheme is covered

Maximum subsidy amount under PMAY is for Rs.2,67,280/-. Further details can be checked from concerned bank from where loan may be applied. With this the cost to the allottee will reduce from above table.

ELIGIBILITY CONDITIONS

1. Maximum Annual income from all sources should be Rs. Three lakh.
2. The Applicant should be domicile of State of Punjab/Union Territory Chandigarh.
3. The applicant or his/her spouse or dependent children who does not own any other Pucca House/Apartment or residential Plot in Chandigarh, Mohali and Punchkula or in any of the Municipal Areas in any other State on free/lease hold or on hire-purchase basis or in the basis of an Agreement to Sell, General Power of Attorney, Will etc. can apply for allotment of EWS unit. Only one application shall be valid from one applicant or his/her spouse or his/her dependent children.
4. The applicant who includes his/her dependent children if earlier were allotted plot/house by the promoter or Municipal Authority or any other Development Authority/ Semi-Government Agency in the State of Punjab then he is not entitled to make application, even if he has rented/leased/transferred/sold/alienated the same to some other person.
5. The Applicant should have completed 21 years of age at the time of filling the application.

TERMS AND CONDITIONS OF ALLOTMENT

1. Price payable for allotment of Dwelling Unit shall be Rs.8.23 lac.
2. The cost of Dwelling Unit shall be recovered as per Schedule given above, or lump-sum if the allottee voluntarily agrees to pay the price in lump-sum then he will be entitled for 2.5% discount.
3. The Super Built Area of Dwelling Unit is 30.027Sqm or 323.21Sft. (Carpet area 220.09Sqft.)
4. The Allotment shall be done through Draw of Lots under the supervision of the Competent Authority or his representative i.e. Executive Officer, M.C, Zirakpur or his representative duly authorised by him every quarter for the applications applied during the quarter.
5. The refund of Registration Money to unsuccessful applicants will be made within three months from the date of draw of the quarter without any interest or any compensation whatsoever.
6. The transfer of the Flats shall be governed by the prevalent IRWO Rules available at IRWO's website: www.irwo.net at the time of inviting applications.
7. Stamp Duty & Registration Fee will be extra and will be payable at the time of Registration.
8. Cost of service connection charges and electrical meter as applicable will be payable at the time of Registration.
9. An interest of 8% per annum shall be charged for delayed payments.

HOW TO APPLY

1. Application Form can be downloaded from the IRWO website or can be obtained on any working day between 2.00 PM to 4.30PM from the office of Indian Railway Welfare Organisation (IRWO), Shivaji (Minto) Bridge, Railway Offices Complex (Behind Shanker Market), New Delhi. 110001.- freed of cost
2. Application should be accompanied by following documents:
 - a) Affidavit of Income & Domicile (Format attached as Appendix A to the application Form)
 - b) Punjab Domicile Certificate (Format attached as Appendix- B to the Application Form).
3. Application completed in all respect will be accepted at the above mentioned address and quarterly review for draw will be done on every 31st March/30th June/31st Oct./31st Dec. till filling up all the units or as advised by the competent authority.

FORM DETAILS CONTACT:

INDIAN RAILWAY WELFARE ORGANISATION (IRWO)
SHIVAJI (MINTO) BRIDGE ,
RAILWAY OFFICES COMPLEX,
(BEHIND SHANKER MARKET),NEW DELHI 110001.

Website: www.irwo.net email: support@irwo.net

*Zirakpur broucher 14.12.17

EWS CAGEGORY

**APPLICATION FOR REGISTRATION OF RESIDENTIAL FLAT IN IRWO, RAIL
VIHAR AT VIP ROAD, ZIRAKPUR (PUNJAB)**

Managing Director
Indian Railway Welfare Organisation
Railway Offices Complex, Shivaji Bridge,
Behind Shankar Market,
New Delhi-110 001

Dear Sirs

I request that I may be registered for allotment of a residential flat in EWS Category measuring 30.027 sqm./323.09 sq.ft.(approx.) at the cost of Rs.8,23000/- in Rail Vihar, at VIP Road, Zirakpur (Punjab).

My Aadhar No. _____ and PAN No. _____

I declare that I am domicile of State of Punjab or have been working in Punjab for at least 6 months on the date of registration or employee of Punjab Government or U.T. Chandigarh or Corporate Body working under the control/Supervision of Govt. of Punjab and I own no residential flat in may name or in the name of my or dependent family members, in Punjab State. I enclose the requisite certificate and affidavits.

I agree to sign and execute as and when desired by IRWO the terms and conditions of allotment and sale of flat in Rail Vihar in the IRWO's standard format, contents of which have been read and understood and I agree to abide by the terms and conditions of the sale as laid down therein.

I remit herewith a sum of Rs.....by Bank Draft No.....datedfavouring IRWO, New Delhi drawn onBank payable at New Delhi, the part payment of the consideration of the flat.

I have note that in case the number of applicants is more than the flats offered for sale the allotment of flats shall be made through the method of lottery drawn by IRWO. In case I do not get allotment, my registration money will be refunded to me without interest.

My particulars are attached on given format along with Affidavit/Income & Domicile Certificate as per Appendices A & B

Yours faithfully,

Applicant
Signature Name Date

Address:

DA As above.

(Strike out whichever is not applicable)

Note: Affidavit/Income & Domicile Certificate to be attached as per Appendices A & B with the application.

Please preserve acknowledgement slip carefully. Refunds of Registration deposits to unsuccessful applicants will be made only on surrender of this slip

E.W.S. Flats in IRWO's Rail Vihar, at VIP Road, Zirakpur (Punjab)

FIRST PREFERENCE IN ALLOTMENT WILL BE GIVEN TO B.P.L. FAMILIES OF THE SAME CITY & THEN REGISTERED B.P.L. FAMILIES OF THE SAME DISTRICT & THEN OF THE STATE.

IMPORTANT INFORMATION – MODE OF PAYMENT

Please make the demand draft in favour of Indian Railway Welfare Organisation, payable at New Delhi. The applicant is requested to provide following details for refund of application money through RTGS/NEFT.

Account Holder Name.....

Account No.....

Type of Bank (saving or current).....

Bank Name.....

Bank Address.....

RTGS /NEFT Code.....

Signature of Applicant

Name of the Applicant.....

Address.....

APPLICATION FORM EWS FLATS,
RAIL VIHAR AT VIP ROAD, ZIRAKPUR,
(PUNJAB)

Acknowledgement Regn No.....

Name of Applicant.....S/W/DO.....
(IN BLOCK LETTERS)
Mailing Address.....Domicile.....
.....Income.....
Nationality.....Phone No.....
Employer's Name & Address (if employed).....

FOR OFFICE USE ONLY:

1. Application accepted / rejected
2. Flat No.....
3. Application received by
4. Registration money received vide R.No.....Dt.....Rs.....
5. No. of Joint Holders.....
6. Agreement No.....Dt.....
7. Certificate/Affidavit Received Valid /Invalid.

Income.....
Domicile.....
8. Others.....

Authorised Signatory

Acknowledgement Regn. No.....Form No.....

(EWS Flat, Rail Vihar at VIP Road, Zirakpur (Punjab).

Received fromAlongwith DD No.....dated
.....for Rs.....Issueddrawn on.....
.....Subject to acceptance depending on compliance of all the terms
and conditions for EWS category of flats in IRWO's Rail Vihar at VIP Road, Zirakpur (Punjab).

Administrative Officer, IRWO, New Delhi-1

AFFIDAVIT (ON NON-JUDICIAL STAMP PAPER WORTH RS.10/-)

I

Shri/Smt/Kumari _____

S/D/W/o. _____ Resident of _____

_____ Aged _____ years do

hereby solemnly affirm and declare as under:

1. That I am a citizen of India am competent to enter into a contract.
2. That my monthly income from all sources, inclusive of the income of my husband/wife/dependent family members does not exceed Rs. _____
_____ (Rupees _____ only)
3. That I am domicile of Punjab State.

I do not own a flat/Residential plot/pucca house/apartment in my name/spouse/dependent children in Chandigarh, Mohali and Panchkula or in any of the Municipal Areas in any other state on Free/lease hold or on hire purchase basis or on the basis of any Agreement to sell, general power of attorney, will etc.

DEPONENT

VEFIFICATION

I, _____ the deponent, do hereby verify that the above statement of mine is true and correct to the best of my knowledge and belief and not part of it is false and nothing has been concealed there from at all.

DEPONENT

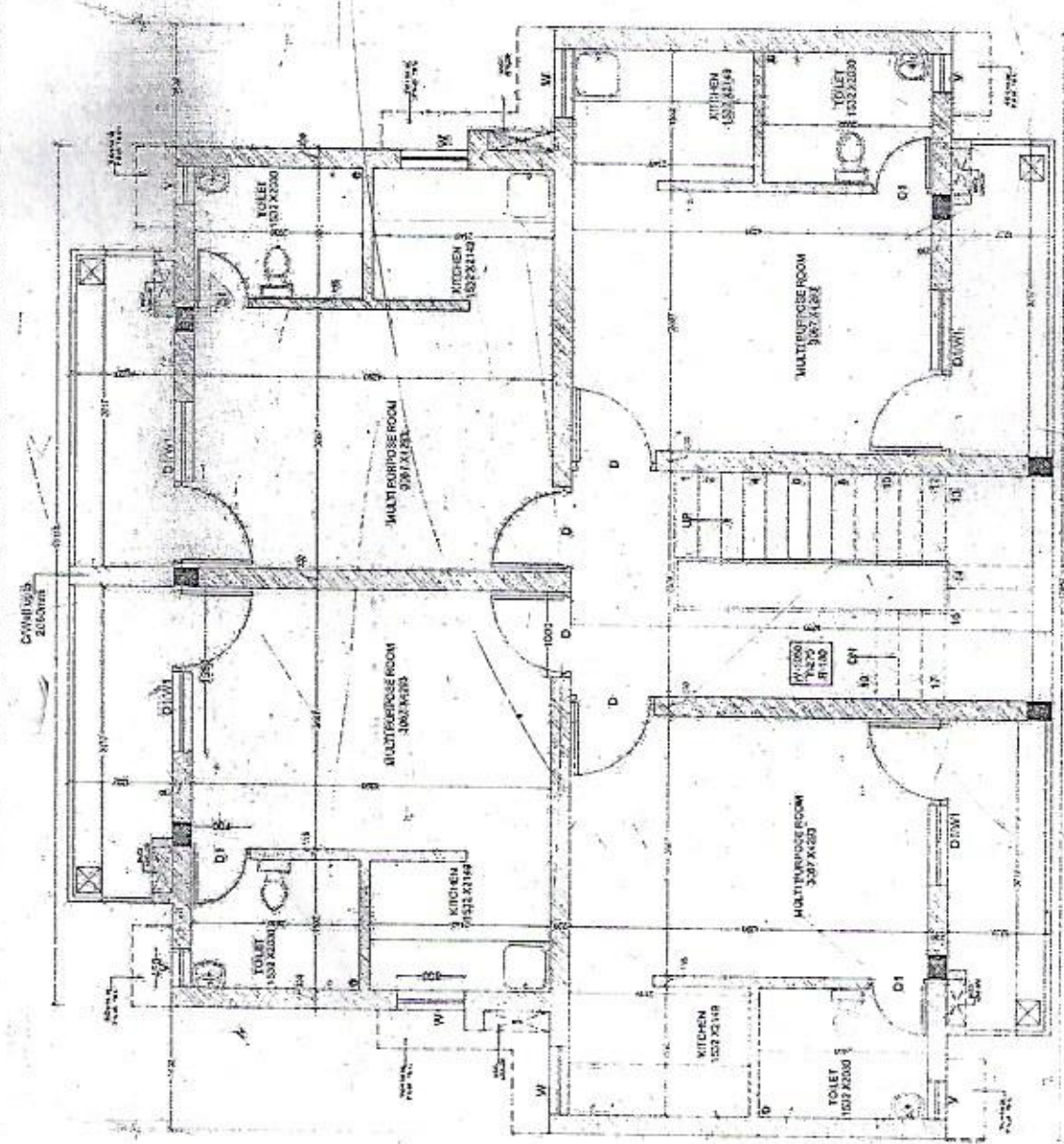
Date:

Place:

(To be attested and stamped by SDM/1st Class Magistrate)

EWS SPECIFICATIONS

1. The structure is a load bearing structure, G + 3
2. Frames of doors and windows are of Marandi wood, doors are flush doors with aluminum fittings.
3. Walls are finished with cement putty.
4. Flooring is of Cement Concrete.
5. Kitchen slab is of cement concrete, no tiles are provided. Stainless steel sink is provided.
6. PVC fittings are provided in the bath room.
7. Fire fighting arrangements have been provided.



AREA STATEMENT			
FLAT AREA (A)	CIRCULATION (B)	BALCONY (C)	SUPER AREA (A+B+C)
23.650	4.117	4.560	32.327
			SUPER AREA WITH ELEC. CLOSET AREA

E.W.S
FLOOR PLAN

8-

