

1. DEFINITIONS

- a. Allottee means a Member to whom a dwelling unit is allotted in a particular scheme.
- b. Allotment means allotment of a particular dwelling unit to a Member in a particular scheme.
- c. Allottees' Association also referred to as Society is an Association of the allottees formed for the maintenance of common services of the colony.
- d. Booking means booking of a dwelling unit in favour of a Member in a particular scheme. It does not mean allotment of a particular dwelling unit to the Member.
- e. Booking Letter means the letter confirming that a dwelling unit has been booked in favour of the applicant.
- f. Booking Money is the amount of money payable by a Member when he applies for booking of a dwelling unit in a particular scheme.
- g. Blood relation means parents, spouse, children, grand children including adopted children, brother(s) and sister(s).
- h. Carpet Area means the actual livable area between the walls inside the dwelling unit.
- i. Common Area means area outside the dwelling unit which shall include passage, corridor, lift well, staircase, park, sub-station, community hall, pump house, sewerage treatment and disposal unit, water storage and treatment plant, shops, stilt, parking area etc.
- j. Commitment Money/Earnest Money is the money required to be deposited by those who participate in a Demand Survey for a proposed housing scheme.
- k. Confirmed Booking Letter means the same as Booking letter above.
- l. Delay charges are amounts payable by an allottee on account of delay in payment of installment due.
- m. Demand Survey is the survey conducted to assess the demand for dwelling units at a particular place where a housing scheme is proposed to be developed.
- n. Depreciation Reserve Fund is a fund created to meet expenditure on replacement of such capital assets as lifts, pumps, generators, fire fighting equipments, transformers etc.
- o. Dwelling Unit means any residential unit constructed by the Organisation.
- p. Draw of lot means the process of allotting a particular dwelling unit to a member for possession. However, draw of lot may also be held for the purpose of Booking a dwelling

unit when there are more than one claimants of the same seniority for the same type of dwelling unit.

q. Equalisation Charges are additional charges payable by a member who joins the scheme after the due date of payment of the first installment.

r. General Body means the General Body of IRWO constituted under Memorandum of Association & the Rules and Regulations of the Organisation.

s. Governing Body means the Governing Body of IRWO constituted under Memorandum of Association & the Rules and Regulations of the Organisation.

t. Local authority means the land development authority, municipality, municipal corporation, improvement trust etc. having jurisdiction over the area in which land procured by IRWO is located.

u. Maintenance Fund is a corpus fund for the maintenance of common services in the housing colony.

v. Membership Fee is a non-refundable fee to be paid for becoming a member of IRWO.

w. Organization means the Indian Railway Welfare Organisation (IRWO).

x. Member, earlier denoted as Primary Member, means a person who has become a member of the Organisation after paying the required membership fee.

y. Membership Number earlier denoted as Primary Membership Number is the number allotted to the applicant on his becoming a member of IRWO and is to be quoted on all correspondence with IRWO.

z. Plinth Area means area inclusive of carpet area + wall area + a percentage of balconies, verandah, projections, cupboard etc.

aa. Provisional Booking Letter is a letter issued to those who are placed on the Waiting List for a particular scheme.

ab. Reserve Fund is a fund created to meet legal expenses and other unforeseen expenses of the Project. It is financed by contribution from Projects as a percentage of the Project cost.

ac. Super Area means area inclusive of plinth area + proportionate share of common area.

ad. Unpopular Scheme means a housing scheme declared as such as per Para 9.

ae. Virtual Completion means the stage of construction when the dwelling unit is in a stage fit for occupation.

af. Waiting List means a list of members who will be entitled to booking of a dwelling unit if a dwelling unit in the scheme becomes available for booking after final booking or allotment of the dwelling units.