

No.RWARHRS/Sonepat/GBM/2019

Date: - 01.11.2019

**All Allottees
Rail High Riser Society,
Sector-10 Sonapat**

**Subject: - (a) Maintenance Charges Payment due but not paid
(b) Annually Governing Body Meeting**

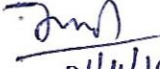
Dear Allottee,

(a) Kindly recall RWA, RHRS's letter dated 14.02.2019 requesting to pay the common area maintenance charges from the month of March, 2019 as per details in **Annexure-I** enclosed. But, the requisite service charges have not been paid by you in spite of elapse of 7 months time. In this situation, it is very difficult to maintain the minimum common area services of the society in limited resources. You are therefore, requested to make the necessary payment immediately in the interest of smooth functioning of society as per bank details already circulated.

It has also been decided to extend the benefit of equivalent to one month rebate to those who pay service charges for entire year by 31st December, 2019 and also clear all outstanding of earlier years if any. As already advised, thereafter, late fee of 2% per month shall be levied. Kindly, ignore this, if paid the maintenance charges as sincere owner/allottee.

(B) In continuation to GBM notice dated 24.10.2019, it is again informed that GBM will be held on 24.11.2019 at Community Centre at Rail High Risers Society, Sector-10 Sonapat 10.00 AM for discussion of General issues like non-cooperation from Govt. of Haryana for basic amenities Water Supply, Sewerage, Cleanliness of Complex Area, Construction of Road between Complex Area & Fire Fighting NOC, filing court case on our behalf against the Authorities for providing basic Amenities immediately. Agenda items is enclosed at **Annexure-II**.

Kindly attend the meeting to solve the above problem for better environment of society area. Thanking you for your cooperation.


01/11/19
(J.S. Sehwat)
Vice President/RHRS, Sonipat

Sub:- Agenda items for GBM schedule to be held on 24.11.2019.

1. The works done and pending of society.
2. Details of maintenance & membership received from allottees.
3. List of allottees whose maintenance amount received, but their details name & flat No. not traceable.
4. Starting of online gateway payment system and app: demonstration / information will be shared for use this system.
5. Basic amenities works pending on part of authorities of Govt. of Haryana like; drinking Water Supply, Sewerage, Construction of Road between Pocket "A" & "B", & Fire Fighting NOC etc.
6. In view of non-cooperation of authorities of Govt. of Haryana, IRWO has decided to file court case on behalf allottees against the Authorities for providing basic Amenities and give compensation at tune of Rs.14 crore. A resolution requires from allottees.
7. Continuous abuse, violations of general rules / conduct of Society and threat to RWA office bearers by tenants especially local bachelors. Use of Hooka, drinking in campus etc. needs to be objected. Some penalty needs to be imposed on every violation.
8. Several other issues suggested by members for upkeep of Society.

Annexure-I

Note

(RWA RHRS Sonipat Monthly Service Charges effective from 1st March, 2019)

Type (bedroom)	Block No.	MMC	Qrtly.	Yearly	After Rebate	Membership One Time	Total
IV	A to C	1700	5100	20400	18700	1100	19800
III	D to H	1300	3900	15600	14300	1100	15400
II	I to M	900	2700	10800	9900	1100	11000

1. Service charges will be accepted for a minimum of one quarter. Part payment of the quarter shall not be accepted.
2. Service charges for each quarter shall be payable by 15th of the first month of quarter i.e month April, July, October and January. Late fee of 2% per month shall be levied thereafter. Since, the service charge have been started w.e.f. 1st March, 2019.
3. A rebate of equivalent to one month charges shall be allowed to those who pay service charges for entire year by 31st December, 2019 and also clear all outstanding of earlier years if any.
4. One month rebate for the entire year shall not be given after 31st December, 2019.
5. Payment will accepted by DD/Cheque/Online/NEFT only drawn in favor of, **RWA, RAIL HIGH RISERS SOCIETY, SONIPAT.** Bank details are IFSC CODE :-KKBK 0004347, Account No. 3513163392, Bank Name :- KOTAK Mahindra BANK, Atlas Road, Sonipat PIN-131001, Account type:- "SAVING". Please mention Name, Owner/Tenant, Block No, Flat No. & Contact no. at the back of instrument as well as in REMARKS column in case of online/NEFT. Cash payments are strictly prohibited.
