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P.O. 19/03/25
By
20.3.25
no.

Rail Vihar Deluxe Apartment Welfare Association

Regd. 2022/1728 Sector-10, Sonipat-131001

No.2025/RVDAWA/MISC/1

All Allottees/Owners,
Pocket-A, Type-IV Apartment,
Sector-10, Sonipat.

प्राप्ति / RECEIPT

18 MAR 2025
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Date:- 18.03.2025

Sub:- Maintenance of Pocket-A, Type-IV-flats by registered Resident welfare Association named "Rail Vihar Deluxe Apartment Welfare Association," Sonipat.

- Ref:- (i) IRWO's letter No. IRWO/Tech/SNP/RWA/Part-II dated 06.03.2025 (copy enclosed).
(ii) RVDAWA registered vide No.2022/01728 on 15th September, 2022(copy enclosed).
(iii) RVDAWA latest updated annual report for year 2024-25 (copy enclosed).

Please refer to this office letter of even number dated 11.03.2025 (copy enclosed), conveying recognition of IRWO for Resident welfare Association of Pocket-A, Type-IV flats of Rail Vihar, IRWO Project, Sonipat named "Rail Vihar Deluxe Apartment Welfare Association" (RVDAWA) for maintaining their routine utility services of Pocket-A w.e.f. 01.04.2025.

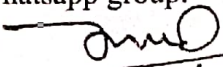
2. In the first instance, the CAMC @ Rs.1700/- per month may be paid as per rate of the year 2019 and late fee as applicable. Modification if any on late fee etc. will be conveyed later on in due course of time. It has also been decided to give relief to the allottees who will deposit the charges in advance in the 1st month of due date i.e. 01.04.2025 to 30.04.2025 as detailed below:-

Flat	Monthly Amount	Quarterly Amount	Yearly if deposited in advance
Type-IV	Rs.1700/-	Rs.5100/-	Rs.18,700/-

3. Details of payment made:- SBI Account No. 41322 89796 3,
Account type:- CURRENT, IFSC CODE- SBIN0063987, Sector-15, Sonipat.
In favour of Name:- "Rail Vihar Deluxe Apartment Welfare Association" Sonipat

4. Please deposit your Common Area Maintenance Charges (CAMC) in aforesaid account from **01.04.2025 to 30.04.2025 without late fees.** Payment will be accepted by DD/ Cheque /Online /NEFT. Please mention Name, Owner, Block No, Flat No. & Contact number at the back of instrument as well as in the REMARKS column in case of online/NEFT. Cash payments are strictly prohibited. After payment, details/screenshot may be conveyed on RVDAWA email:-rvdawasonipat@gmail.com or Rail Vihar Type-4 whatsapp group.

DA:- As above.


18/03/25
(J. S. Sehrawat)
President/ RVDAWA/Sonipat

Copy for kind information and n.a. to:-

- (i) MD/IRWO and GM/IRWO, New Delhi with request to up this notice on IRWO site.
(ii) Secretary, RHRS, Sonipat with request to acknowledge/comply with the above.
(ii) Distt. Registrar, Societies, Sonipat.

Rail Vihar Deluxe Apartment Welfare Association **Regd. 2022/1728 , Sector-10, Sonipat-131001**

No.2025/RVDAWA/MISC/1

Date:- 11.03.2025

**All Allottees/Owners,
Pocket-A, Type-IV Apartment,
Sector-10, Sonipat.**

Sub:- Maintenance of Pocket-A, Type-IV flats by registered Resident welfare Association named "**Rail Vihar Deluxe Apartment Welfare Association, Sonipat.**"

Ref:- (i) IRWO's letter No. IRWO/Tech/SNP/RWA/Part-II dated 06.03.2025 (copy enclosed).

(ii) RVDAWA registered vide No. **2022/01728** on 15th September, 2022 (copy enclosed).

In the above cited subject, it is informed that IRWO vide letter under reference has recognized the Resident welfare Association of Pocket-A, Type-IV flats of Rail Vihar, IRWO Project, Sonipat named "**Rail Vihar Deluxe Apartment Welfare Association**" to maintain the routine utility services of Pocket-A w.e.f. 01.04.2025.

2 Henceforth, **NOC of RVDAWA** is required for transactions of property and all other purposes for Pocket-A (Type-4 flats).

3. The "**Rail Vihar Deluxe Apartment Welfare Association (RVDAWA)**" was registered by Registrar, Societies, Govt. of Haryana, Sonipat vide registration No. **2022/01728** on 15th September, 2022 having all rights to maintain the society. RVDAWA 's bank details are as follows:-

Name:- "Rail Vihar Deluxe Apartment Welfare Association" Sonipat

1. SBI Account No. 41322897963 Account type:- CURRENT
2. IFSC CODE SBIN0063987 Sector-15, Sonipat, Haryana.

4. Since, separate functioning of RVDAWA is starting w.e.f. 01.04.2025 with zero maintenance fund, all the owners / allottees are requested to deposit their Common Area Maintenance Charges (CAMC) in aforesaid account from **01.04.2025 to 30.04.2025 without late fees.** Payment will be accepted by DD/ Cheque /Online /NEFT only drawn in favor of, "**Rail Vihar Deluxe Apartment Welfare Association SONIPAT.**" Please mention Name, Owner, Block No, Flat No. & Contact number at the back of instrument as well as in the REMARKS column in case of online/NEFT. Cash payments are strictly prohibited. After payment, details/screenshot may be conveyed on RVDAWA email:-rvdawasonipat@gmail.com or Rail Vihar Type-4 whatsapp group.


(J. S. Sehrawat)

President/ RVDAWA/Sonipat

Copy for kind information and n.a. to:-

- (i) MD/IRWO and GM/IRWO, New Delhi.
- (ii) Secretary, RHRS, Sonipat with request to acknowledge/comply with the above.
- (ii) Distt. Registrar, Societies, Sonipat.



भारतीय रेल कल्याण संगठन INDIAN RAILWAY WELFARE ORGANISATION

NOTICE

No. IRWO/Tech/SNP/RWA/Part-II

Dated: 06.03.2025

Sub:-Validation of Rail Vihar Deluxe Apartment Welfare Association
(RVDAWA) Sonipat for maintenance of Type-4 flats of IRWO project.

Ref:-1. . RHRS letter No.2022/RHRS/President/1 dated 21.10.2022

2. RVDAWA letter No. 2022/RVDAWA/Misc/1 dated 01.12.2022

1. Vide reference (1) above Rail Vihar Deluxe Apartment Welfare Association (RVDAWA), Sonipat, is a registered RWA by Registrar, Societies, Govt. of Haryana, Sonipat, vide registration No. 2022/1728 and have all legitimate rights / authorities on behalf of Pocket-A, Type-4 flats allottees to maintain the Pocket-A campus (Block-A, B, & C) as per rules.
2. In view of above it has been decided that:-
 - a. Rail Vihar Deluxe Apartment Welfare Association (RVDAWA) is hereby recognized for maintaining the Pocket-A, Type-4 flats of blocks-A, B & C w.e.f 01.04.2025. All the expense, bills / dues up to 31.03.2025 should be paid / cleared by existing RWA, RHRS, Sonipat.
 - b. The issues between RHRS & RVDAWA related to distribution of resources, assets, expenses, responsibilities etc., shall be governed by the decisions of both the Executive Committees (RHRS and RVDAWA) in joint meeting held on 09.10.2022 (copy of minutes enclosed).

6.3.25

Signature / GM/IRWO

Copy for information and necessary action to:-

1. President, RWA, RVDAWA Sonipat in response to letter under Ref. 1 above,
2. President, RWA, RHRS, Sonipat with advice to handover the common items and fund DRF etc. to the management of RVDAWA.
3. All allottees of Type-4 flats of block A,B&C.
4. Registrar of Societies, Sonipat.

Department of Industries & Commerce, Haryana

Form-III

15/09/2022

"Certificate of Registration to be issued under Section 9(1) of the Haryana Registration and Regulation of Societies Act, 2012"

(See rule 5 and rule 6)

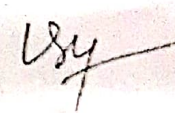
Certificate of Registration of Society

I hereby certify that a Society bearing the Registration Number and name as undermentioned has been registered this [15] day [Sep] month [2022] year under the Haryana Registration and Regulation of Societies Act, 2012 (Haryana Act No. 1 of 2012).

State Code		District Code			Year Of Registration				Registration Number				
H	R	0	0	8	2	0	2	2	0	1	7	2	8
Name Of the Society					Registered Office Address								
Rail Vihar Deluxe Apartment Welfare Association					Room No 1, Pocket-A, Rail Vihar, Sector-10, Sonipat, Hr								

Issued under my hand at [Sonipat] this [15] day of (month)[Sep] (Year)[2022] having Unique Identification Number - 2000155073




District Registrar, Sonipat, Haryana

SOME IMPORTANT PROVISIONS OF THE HRRS ACT 2012 TO BE FOLLOWED :

- One Flat one vote.
- Collegium Scheme to be approved from District Registrar if members strength is more than 1000.
- Administrator if appointed will not enroll new members, incur capital expenditure and give employment in the society.
- Terms of Governing Body not to be more than 3 years.
- Member to be not less than 21 year age.
- Office bearers of society (Three to twenty one).
- General Body and other meeting should be conducted with quorum i.e. 1st meeting - 40%, 2nd meeting - 25% and 3rd meeting - 15% (see entire Provisions)
- Submission of mandatory Annual Returns i.e. list of members, list of members of collegium, list of office bearers, Annual Report on working, Balance Sheet & Auditors Report, Copy of special resolution otherwise shall attract penalties & fines as per provisions of Act.
- In case of Joint Apartment owners, 1st owner will be eligible to contest the elections.
- Proxy voting not allowed
- Condominium/ Association covered under Apartment Ownership Act 1983 is to be formed by owners only.
- Election observer may be appointed by District Registrar or on request of Society

Department of Industries & Commerce, Haryana

"Approval of Elected Governing Body"

18/8/23

(See Section 33 & rule 19 of Societies Act, 2012)

To
[Rail Vihar Deluxe Apartment Welfare Association]
[Room No. 1, Pocket-A, Rail Vihar, Sector-10, Sonipat, Hr]
[SONEPAT] [Sonipat]

Memo Number : [2023-08-0001493]

Dated : [18/08/2023]

Subject : Approval of Elected Governing Body u/s 33 & rule 19 of Societies Act, 2012

Kindly refer to your application dated [18/08/2023] for approval of list of Governing Body of your society. Having examined the same, I am pleased to inform you that list of office bearers of Governing Body submitted by returning officer is hereby approved.

The list of approved governing body is attached here with.

Savit

Issuing Authority
District Registrar,
Sonipat, Haryana.



Change in the Office-bearer and members of the Governing Body of the Society under section 33(4)(ii) of the Haryana Registration and Regulation of Societies Act, 2012

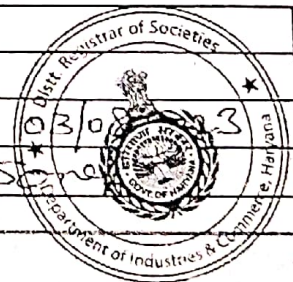
(See sub-rules (2) of rule 19)

1	Name of the Society	Rail Vihar Daluxe Apartment Welfare Association
2	Registration Number	06-008-2022-01728
3	Registration Date	15-09-2022
4	Registered Office address of the Society	Room No. 1, Pocket-A, Rail Vihar, Sector-10, Sonapat, Hr
5	Date of Election of the Governing Body	2022-08-28
6	Election Valid till	3

Appointment to the Governing Body					
Sno	Name of the Office bearer/ Member of the Governing body	Membershi p Number:	Designatio n:	Date of Appointment/Ces salion/Removal	Remarks
1	J.S SEHRAWAT	10	President	2023-07-02	
2	Shailendra Kumar Shanna	2	General Secretary	2022-08-28	
3	Sushanto Bhadra	3	Treasurer	2022-08-28	
4	Ajay Kumar Patil	4	Exccutive Member	2022-08-28	
5	Ravinder Kaur	5	Exccutive Member	2022-08-28	

Removal from the Governing Body				
Sr No	Name of the office Bearer/ Member of the Governing body	Membership Number	Date of Removal	Reason for cessation (Death/Resignation/Removal)

The above particular as certified to be corrected as per the records of the Society					
Sign.	Sign	Sign	Sign	Sign	Sign
Name of the Secretary	Name of the President	Date	Place		
SHAILENDER KUMAR SHARMA	J.S & SEHRAWAT	03/08/23	Sonepat		



Department of Industries & Commerce, Haryana

To

13/06/2024

Rail Vihar Deluxe Apartment Welfare Association
Room No. 1, Pocket-A, Rail Vihar, Sector-10, Sonipat, Hr
Sonipat

Memo Number : 2023-08-0005900

Subject : Acknowledgement of Annual Returns

It is submitted that the Annual Returns for the year 2023-24 filed by your society Rail Vihar Deluxe Apartment Welfare Association has been received on dated 13/06/2024.

