



INDIAN RAILWAY WELFARE ORGANISATION

भारतीय रेल कल्याण संगठन

Railway Offices Complex, Shivaji Bridge, (Behind Shankar Market), New Delhi-110001

E-mail : support@irwo.net Website : www.irwo.net

No. IRWO/ ZKP/ AR/ 2025

Date: 17-12-2025

NOTICE

✓ To

All Allottees,
Rail Vihar, Zirakpur.

Subject: Intimation regarding Handing Over/Taking Over of Common areas, Assets, Maintenance Services, etc of IRWO's "RAIL VIHAR", Zirakpur Project. (Phase-I & II) and Clarification regarding Maintenance Charges to be deposited by allottees.

Reference: Queries being received telephonically from the allottees of Zirakpur Project.

All the Allottees of IRWO's "Rail Vihar", Zirakpur Project are informed that the Common areas, Assets, Maintenance Services, etc of IRWO's "RAIL VIHAR" Group Housing Project at VIP Road, Zirakpur, Distt- SAS Nagar (Mohali), Punjab has been **Handed Over by Indian Railway Welfare Organisation (IRWO)** through Sh. Gurdeep Singh (SPE/HQ) and **Taken Over by Rail Vihar Residents Welfare Association (RVRWA), Zirakpur** through Sh. Jiwan Ram Sharma (President/RVRWA), Smt. Mandep Kaur (General Secretary/RVRWA) & others members on **28th November, 2025** and the same information was also sent to the Competent Authority cum SDM (Sub Divisional Magistrate) Derabassi on same day.

The Clarification regarding Maintenance Charges to be deposited are as follows:

- 1) The RVRWA, Zirakpur shall be free to decide the amount of common areas Maintenance Charges to be collected from allottees and demand/collect the same from the allottees of Zirakpur Project from 01-01-2026 onwards.
- 2) The RVRWA, Zirakpur shall be fully responsible for the administration and management of the property and maintaining and upkeep of the common areas and facilities and common services along with the maintenance of the complete Society/ buildings, etc from the date of Taking over Common areas, Assets, Services, etc.
- 3) All the allottees/ Transferees shall pay the pending common area Maintenance Charges dues upto 31-12-2025 to IRWO.

Note: Procedure for Permission from IRWO regarding Sale/Purchase and Transfer of Flats of Zirakpur Project will continue as per General Rules of IRWO.



Sukhvir Singh
(Sukhvir Singh)
General Manager/ Civil

Copy to: Secretary, RVRWA, Zirakpur for information and to paste it on Notice Board of Society.