



INDIAN RAILWAY WELFARE ORGANISATION
भारतीय रेल कल्याण संगठन

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

No.IRWO/Gurgaon IV /CD/

Dt: 22.11.2010

To,

Sch. No.
Pr. No.

Sub:- Execution of Conveyance Deed in respect of DU allotted at IRWO Housing Scheme, Sector 47, Gurgaon (Phase IV).

Dear Sir/Madam,

You will be glad to know that Completion Certificate for the Gurgaon Phase IV Housing Scheme has now been obtained from HUDA. The Deed of Declaration has also been filed. After filing of Deed of Declaration, you are required to execute Conveyance Deed with IRWO representative to register property in your name. Format for execution of Conveyance Deed is available with IRWO Corporate Office which can be obtained on payment of processing fee of Rs.500/-. Processing fee can be paid in cash or DD payable at Delhi.

In this regard it is also stated that as per latest instructions from HUDA, for execution of Conveyance Deed the allottee is to pay the stamp duty on the cost of allotment of land with reference to his share only. Thus the cost will not include the cost of construction. In this way burden for payment of stamp duty has been reduced in case of property registration in Haryana (Freehold). You are therefore advised to avail this opportunity immediately. In this regard it is also stated that in future NOC for transfer of Dwelling Unit will be issued only when the Conveyance Deed have been got executed.

You are also advised that in terms of Rule 19 of IRWO General Rules, an Allottee Association or RWA has to be formed by allottees after taking possession for maintaining the colony. However, the Ad-hoc Committee formed after election by the allottees has not been able to hold election to form a regular Resident Welfare Committee & get itself registered with the Registrar, despite best efforts on IRWO's part.

Since IRWO cannot continue to maintain the colony indefinitely, IRWO will withdraw from maintenance activities with effect from 30-11-2010. In your own interest, you are advised to persuade the office bearers of the Ad-hoc Committee to finalise the remaining formalities for taking over the maintenance urgently.

Since this is a computer generated letter signature of issuing official is not required.

Thanking you,

Yours faithfully,

For Managing Director