

No.2020/RWA/RHRS/MISC/1

Date: - 20.11.2020

MD/IRWO,
New Delhi.

Sub:- Arrangement of making FDs of Depreciation Reserved Fund (DRF), Reserved Fund (RF) and Maintenance Fund (MF) from project fund which was not collected by IRWO from Allottees as per requirement of IRWO General Rules.

In above cited subject, RWA, Rail High Risers Society Sonipat, would like to draw your kind attention on following important items which needs to be completed by IRWO as required in IRWO's General Rules for smooth running of a Society :-

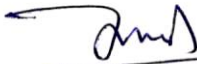
1st Depreciation Reserved Fund (DRF): As per item No. 24.1 of IRWO Rules (**copy attached**), a DRF will be created for each housing project for the purpose of having adequate funds available for replacement of such items of capital expenditure as lifts, water supply arrangements, DG sets etc. The fund will be created by charging 1% of cost of the dwelling unit from the allottees before making over possession of dwelling unit. **IRWO had not created this fund** which is utmost requirement of any project.

2nd Reserve Fund : As per item 25 of IRWO rules (**copy attached**), "a Reserve Fund has been created by contribution of 1% of cost of the dwelling unit to meet the unforeseen expenditure arising generally after completion of the projects" (major repairs like repair of damaged/peeled out outer facade of buildings, paint, falling of plaster, falling of RCC jail, outer side of balconies, corners & Sunshades, leakage from outside). **IRWO had not created this fund** which is utmost requirement of any project.

3rd Arrear of Common Area Maintenance Charges (CAMC): As per item 19.2 (b) of IRWO rules (**copy attached**), IRWO will collect, in addition to maintenance fund, amount from the allottees at the rate of 50 paise per sq. feet per month for one year before issue of possession letter. The possession letter was issued in the year 2015 and collection should have been made from all allottees since 2015. But this has not been implemented by IRWO which resulted in reduction from Capital Fund to a tune of more than 3 crore. IRWO should rectify their mistake.

As seen from the above, all the above 3 items are mandatory for each IRWO/project but the same could not be completed/implemented for Sonipat (Kundli) project. In view of non-availability of above funds, it is very difficult to maintain society building, machinery and other major equipments. It is therefore, requested that an amount of Rs.3 crore for each item i.e. DRF, RF and CAMC may be arranged from the project fund.

DA:- As above


20/11/2020
(J. S. Sehrawat)
President, RHRS, Sonipat
Residents Welfare Association
Rail High Risers Society,
Sonipat