

SPEED POST



**INDIAN RAILWAY WELFARE ORGANISATION**  
**भारतीय रेल कल्याण संगठन**

(Engineering Construction Office Complex P.H. Road, Egmore, Chennai)

No. IRWO/DF/ALT/ CH.II-B /Installments

Date: 21/08/2019

**RERA Registration No. TN/02-Building/0196/2017**  
**GST IN: 33AAATI0400L1Z7**

To,

Shri/Smt «name»  
«add1»  
«add2»  
«add3»  
«add4»: «pin»

Type : «type»  
Sch. Regn No : «sch\_no»  
Membership No: «pr\_no»

**Sub:- Intimation with reference to installment in respect of  
Chennai II-B Group Housing Scheme.**

Dear Sir/Madam,

1. You are an allottee of Type «type» DU of Chennai Phase II-B Group Housing Scheme. You have already been advised to deposit three installments on the dates indicated in the Allotment Letter. Now the construction work is in progress. As such funds are required to meet the construction cost of the project.

As per Project Brochure the amount of next (4<sup>th</sup>) Installment is as under:-

<u>Type</u>	<u>Amount of 4<sup>th</sup> installment (Rs)</u>
II	3,30,000
IIIA	4,80,000
IIIB	4,80,000
IVA	6,40,000
IVB	6,30,000

Apart from above, 1<sup>st</sup> installment of parking charges is also payable alongwith 4<sup>th</sup> installment. This project is on self-financing basis. Demand for funds is raised commensurating with the progress of work. Keeping in view the current pace of work it has been decided that presently 50% of 4<sup>th</sup> installment (Part A) may be called. Also 1<sup>st</sup> installment of parking charges will be called subsequently.

Therefore it is has been decided that allottees may pay 50% of the 4<sup>th</sup> installment (Part A) as under:-

Type	(Part A of 4 <sup>th</sup> Installment amount (Rs)	EC (Rs)	Total (Rs)	GST 12% (Rs)	@	Total amount payable (Rs)	Due date of deposit
1.	2.	3.	4.	5.		6.	7.
II	165000	1899	166899	20028		186927	25-11-19
IIIA	240000	2762	242762	29131		271893	25-11-19
IIIB	240000	2762	242762	29131		271893	25-11-19
IVA	320000	3682	323682	38842		362524	25-11-19
IVB	315000	3625	318625	38235		356860	25-11-19

In this regard it is also stated that you are one of such allottees to whom allotment letters were issued recently. Due date of deposit of 4<sup>th</sup> Installment (Part) has been fixed as 16-10-19 for earlier allottees. In your allotment letter due date of deposit of 3<sup>rd</sup> Installment is after 16-10-19. Accordingly in your case the date of Part A of 4<sup>th</sup> Installment has been fixed to 25-11-2019 and EC has been charged from 16-10-19 to 25-11-19..

The above installment can be paid within a grace period of 7 days. You are requested to make payment of the above amount within the due date failing which delay charges @ 9.50% shall also be payable from the due date of deposit of installment upto the actual date of payment. For delay in payment for more than 6 months then penal charges @ 3% p.a. shall also be payable from the due date of deposit upto the actual date of payment of installment over & above the delay charges.

We are also enclosing a copy of your ledger account. If any amount is outstanding against any installment called earlier, same may also be paid alongwith delay charges, so as to avoid further accrual of delay charges.

2. You are also aware that GST rates on residential projects have been amended with effect from 1-4-19 as under:-

i) Old GST Rates prior to 1-4-19:-  
GST @ 12% -Input Tax Credit permitted

ii) New GST rate from 1-4-19:-  
GST @ 5% - ITC not permitted.

However for on-going projects, GST Council has given builders an option to choose either to stay in the old GST regime of 12% with ITC or opt for the new GST regime of 5% without ITC.

IRWO has done a detailed analysis in case of all ongoing projects .It has been found that cost of project is lesser if old GST rate of 12% with ITC is opted. Therefore for the benefit of allottees of on-going projects(ncluding Chennai II-B) it has been decided to remain in the old GST regime. Details of analysis can be seen on IRWO's website: [www.irwo.net](http://www.irwo.net).

3. Further, In case the cost of the DU is more than Rs.50 lakhs, you may deduct 1% of the amount payable, towards Income Tax and deposit the same directly with Income Tax Department in Form 26QB, under Section 194 1-A of Income Tax Act. After deposit of tax you are required to download TDS Certificate in form 16B, from web-portal. This certificate in Form 16B may be sent to IRWO (duly signed) as proof of deposit of tax with Income Tax Department, alongwith balance amount of installment before due date of deposit of installment. In this regard it may be noted that deposit of full installments shall be considered only after you send TDS Certificate in form 16B alongwith the balance amount of installment. PAN No.of IRWO is AAATI0400L

It may be noted that delay in payment of TDS to Income Tax Department attracts penalty for which allottee alone is liable to pay to the Department. In this regard it is also stated that TDS @ 1% is payable on the total cost of DU when the cost of DU exceeds Rs.50 lakhs.

IRWO is a welfare society and construct Dwelling Units on 'No Profit No Loss' basis. The present status of various IRWO's Projects is as under:-

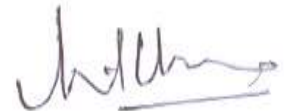
- i) Projects at Kota, Jaipur Ph.III, Moradabad Ph.III & Lucknow Ph.IV are open for booking.
- ii) Few ready to move dwelling units are available at Sonapat/Kundli and Zirakpur near Chandigarh.

Full details are available at IRWO's website. You may like to intimate your colleagues about the availability of flats at the above locations.

In case of any query you may contact IRWO Corporate Office.

Thanking you,

Yours faithfully,



For Managing Director

Copy to CPM (IRWO), Chennai.

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Corporate Office:

Railway Offices Complex, Shivaji Bridge, (Behind Shankar Market), New Delhi-110001  
Phones : MTNL : 23413627 RLY: 23495 Fax :011-23411173 E-mail : [support@irwo.net](mailto:support@irwo.net)  
Website : [www.irwo.net](http://www.irwo.net)



INDIAN RAILWAY WELFARE ORGANISATION  
भारतीय रेल कल्याण संगठन

Railway Offices Complex,  
Shivaji Bridge (Minto Bridge)  
New Delhi-110001

No.IRWO/DF/ALT/CH.II-B/Installment

Dated: 21/8/2019

Chief Project Manager, IRWO.  
Chennai.

Sub:- Calling of next installment from the allottees of Chennai II-B  
Group Housing Scheme.

There are 161 DUs in this Housing Scheme. Allotment letters have since been issued to all the allottees. There is no vacant DU in this scheme at present. We are enclosing herewith a list of 161 allottees to whom allotment letters have been issued by this office, for your record.

We have called 3 installments from the allottees of Chennai IIB Housing Scheme so far. Further funds are required to meet the construction cost of the project. As per Project Brochure the amount of next (4<sup>th</sup> Installment) is as under:-

Type	Amount of 4 <sup>th</sup> installment (Rs)
II	3,30,000
IIIA	4,80,000
IIIB	4,80,000
IVA	6,40,000
IVB	6,30,000

Apart from above, 1<sup>st</sup> installment of Parking Charges is also payable alongwith 4<sup>th</sup> installment. You are kindly aware that demand for funds is made commensurating with the progress of work. Keeping in view the current pace of work, it has been decided that 4<sup>th</sup> installment may be called in two parts i.e. Part -A & Part-B. Presently 50% of the 4<sup>th</sup> installment (Part-A) is being called. Also 1<sup>st</sup> installment of Parking Charges will be called subsequently. In this regard it is also stated that due date of deposit of 4<sup>th</sup> installment (Part-A) has been fixed as 16-10-19 in case of 154 allottees. However, in respect of 7 allottees (detailed as below) to whom allotment letters have been issued recently, due date of deposit of 3<sup>rd</sup> installment is after 16-10-19. As such in their cases the date of deposit of 4<sup>th</sup> installment (Part A) has been fixed as 25-11-19 and EC has been charged from 16-10-19 to 25-11-19.

S.No.	Name of allottee	Type	Due date of issue of allotment letter	Due date as prescribed for payment of 3 <sup>rd</sup> installment	Due date proposed for 4 <sup>th</sup> installment.
1.	Smt. A.Jyothi Radium	IIIB	14-6-19	25-10-19	25-11-19
2.	Lipin Raj MP	II	14-6-19	25-10-19	25-11-19
3.	Rajagopal Balakumar	II	8-7-19	25-10-19	25-11-19
4	V.Kupparaj	II	8-7-19	25-10-19	25-11-19
5	B.Kalyana Sundaram	IVA	19/7/19	18-11-19	25-11-19
6	S.R. Kaarthik	IIIB	19-7-19	18-11-19	25-11-19
7	D.Srinivasan	II	8-08-19	25-11-19	25-11-19

: 2 :

As such two sets of letters have been issued to allottees – one set pertains to 154 allottees where due date of deposit of 3rd installment is before 16-10-19 and second set pertains to seven allottees to whom allotment letters have been issued recently where due date of deposit of 3<sup>rd</sup> Installment has been fixed after 16-10-19.

Letters to all the allottees have been sent directly by this office. However, copies of letters are enclosed for placing <sup>in</sup> ~~the~~ same concerned allottees files.

*under*  
General Manager (F)

Copy forwarded alongwith <sup>specimen</sup> copies of letters issued to the allottees for kind information to:

1. GM(D&QC), IRWO, New Delhi.

2. AGM(F) IRWO, New Delhi

✓ 3. Sr Programmer, Computer Cell, IRWO. He is requested to upload specimen of two letters in IRWO's website for the information of allottees.

4. MF-II, IRWO New Delhi.