

**Annexure-II**

**PAYMENT PLAN**

Type of DU	Approx. Super Area (in Sqm.)	Approx. cost in Rs.(Lakh)	Booking money (Rs.)	Payment schedule – Installment in Rs. (Lakh)				
				Ist	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup> to 8 <sup>th</sup>	Last
1	2	4	5	6	7	8	9	10
Type-II	79	30.20	1,00,000	3.80	3.80	3.80	3.30	1.30
Type-III(A)	113	43.30	1,50,000	5.00	5.00	5.00	4.80	2.80
Type-III(B)	111.50	42.70	1,50,000	5.00	5.00	5.00	4.80	2.20
Type-IV(A)	150.50	57.60	2,00,000	7.00	7.00	7.00	6.40	2.60
Type-IV(B)	145.50	55.70	2,00,000	6.70	6.70	6.70	6.30	2.10

**Notes:**

- GST will be payable extra on booking money/installment amount as per rule.
  - Present rate of GST is 12% which may vary as per Government decision.
  - E C will also be payable extra as per rules.
1. First instalment will be payable within 2nd month of the issue of the Allotment Letter. Other installments will be required to be paid depending upon the progress of work for which advance notice will be given.
  2. The amount of various installments are according to the cost as estimated at present. The amount and/or the number of installments are liable to change due to change in cost of dwelling units.
  3. One time maintenance fund amount, additional maintenance charges and payment towards Depreciation reserve fund which will be in addition to the above costs, will be payable after draw of lots but before giving possession of the dwelling unit.
  4. In case bulk connection of water supply has to be provided, water supply connection charges will also be collected along with the last installment.
  5. Covered or Open car parking is compulsory for allottees of all main Type III & Type IV units, while covered/open car parking or covered scooter parking would be compulsory for allottees of all main Type II dwelling units. Charges for covered , open car parking and covered scooter parking shall be in addition to the cost of dwelling units.

Additional charges for parking

- a) Covered Car Parking : Rs. 2,00,000/-
- b) Open Car Parking : Rs. 1,00,000/-
- c) Covered Scooter Parking : Rs. 50,000/-

Parking charges are payable in two equal installments along with 4th and 8th installments.

6. All efforts will be made to allot dwelling units of the sub-category applied for under main type. However, IRWO reserves the right to book/allot any other sub-category of the same main dwelling units depending upon the availability of DU and seniority as a Member and the applicant shall have to accept the booking/ allotment and no claim in this regard shall be entertained.
7. The above cost does not include transfer and other charges like Stamp Duty, Registration Charges etc. required under local by-laws at the time of transfer of land and dwelling units.