

**SCHEDULE OF PAYMENT**

Type of dwelling unit	Approx. Super Area sqm.	Approx. Cost+ EC (Rs. in Lakhs)	Booking Money+EC (Rs. in Lakhs)	1st Instalment+ EC (Rs. in Lakhs)	2nd Instalment+ EC (Rs. in Lakhs)	3rd Instalment+ EC (Rs. in Lakhs)	4th to 8th Instalment Rs. in Lakhs	Last Instalment Rs. in Lakhs
J-II	97.2	27.73+ EC+ST	1.5+ EC+ST	3.5+ EC+ST	3.5+ EC+ST	3.5+ EC+ST	3.0 EC+ST	0.73 EC+ST
J-III	152.7	43.38+ EC+ST	2.0+ EC+ST	6.0+ EC+ST	6.0+ EC+ST	6.0+ EC+ST	4.5 EC+ST	0.88 EC+ST
J-IV	197.9	54.61+ EC+ST	2.5+ EC+ST	7.0+ EC+ST	7.0+ EC+ST	7.0+ EC+ST	6.0 EC+ST	1.11 EC+ST

- 1) EC demotes Equalization Charges. See not no 4 below.
- 2) Service Tax is payable extra on Booking Money as well as installment amount as per rules. The present rate of Service Tax is 4.50%. (including Swachh Bharat cess and Krishi Kalyan cess) subject to change as per Govt. decision. In case of change, changed rate will be applicable from the date notified by the Govt. **Notes.**
3. Applicants applying against the scheme are to pay Booking Money as indicated above along with the Application for Booking.  
First installment will be payable within 2 months of the issue of Booking Letter. Other installments will be payable depending upon the progress of work for which advance notice will be given. However, non-receipt of Notice for Payment of Instalment will not be a reason for waiver of delayed payment charges. Allottees are advised to consult IRWO website regularly for latest payment schedule.
4. The above costs of various types of dwelling units are based on present prices and are subject to escalation during construction. Any increase in cost based on actual shall be borne by allottees.  
Applicants applying against the 3rd reopened Scheme are to pay Equalization Charges @ 10.5% P.A. on Booking Money and installments amount. Equalization Charges are meant to bring this group of allottees at par with 1st group of allottees. Equalization Charges shall be payable from the due date of deposit of the booking money / Instalment amount as applicable to the allottees of initial scheme up to the due date of deposits as per booking letter to be issued in respect of this scheme. Due date of deposits of booking money / installments applicable to allottees of initial scheme were as under. Booking money: 31-03-2015; 1st instalment: 30-11-2015; 2nd Instalment: 30-11-2015; 3rd Instalment: 23-12-2015.
5. The amounts of various installments are according to the cost as estimated at present. The amount and the number of installments are liable to change with the change of cost of dwelling units.
6. One time Maintenance Fund, Additional Maintenance Charges which will be in addition to the above costs will be collected after draw of lots but before giving possession of the dwelling unit.
7. In case bulk connection of water supply has to be provided, water connection charges will also be collected along with the last installment.
8. One time Depreciation Reserve Fund which will be in addition to above cost will also be collected before giving possession of the dwelling unit.
9. Parking charges are payable extra in two equal installments along with the 5th and 8th installments as per notes (vii) and (viii) below Table-I of Brochure.