



INDIAN RAILWAY WELFARE ORGANISATION भारतीय रेल कल्याण संगठन

No. IRWO/DF/MBD/Bkg.-R-1/

Dated

RERA REGN. No. UPRERAPRJ-8575

GST REGN. No. 09AAATI0400L1ZY

To: ALLOTMENT LETTER

Allottee

Membership No.:
Scheme Regn.

No.

Subject: Allotment of Dwelling Unit in IRWO Moradabad Phase-III.

Dear Sir,

Indian Railway Welfare Organization (IRWO) was registered under the Societies Registration Act XXI of 1860 with the object of promoting social welfare schemes such as providing accommodation to Railway Personnel, serving and retired, spouse of deceased Railway Personnel, Personnel of Public Undertakings under Ministry of Railway and Personnel of IRWO for residence. The prime activity of IRWO is procurement of land throughout the country and execution of housing projects to cater the housing needs of its members. IRWO works on "No Profit No Loss" basis. IRWO is governed by the governing body with Member (Staff) Railway Board as its ex-officio Chairman. IRWO's executive office is headed by the Managing Director. Members of the Governing Body consist of officers from Railway Board and Members of the Union as ex-officio members. Allotment of Dwelling Unit is made as per provisions made in IRWO General Rules and Project Brochure. The cost indicated in the allotment letter is tentative and final cost is arrived at when the project is completed and accounts are finalized. If final cost is more than the cost indicated in the allotment letter, the additional amount is payable by the allottees proportionately and if there is any excess amount, same is refunded to the allottees proportionately. All the receipts and payments are accounted for in the same account.

You have applied for booking of one Type II/III/IV Dwelling Unit in the scheme. We feel pleasure to informing you that in response to your application, one dwelling unit of Type-II/III/IV in the above scheme has been booked in your favor.

The tentative cost of Type-II/III/IV dwelling unit is Rs.54.25/Rs.69.65/Rs.78.10 Lac plus GST thereon which is payable in

installments. Booking Money and installments payment shall be as per Payment schedule.

As you are aware, GST rates on residential projects have been amended by Govt. of India as below with effect from 01.04.2019: -

NEW RATES WITH EFFECT FROM 01.04.2019

GST on cost of DU @ 5%, However ITC is not permitted,

In residential project, IRWO has to pay GST @18% on every contractor's bill. ITC permitted means that this GST payment to contractors can be adjusted against the GST to be received from the allottees. This adjustment cannot be done where ITC is not allowed.

The payment of subsequent installments would be required to be made depending upon the progress of work, for which advance intimation would be given. Information will also be available on IRWO's website www.irwo.net . Therefore, non receipt of intimation for payment of installments will not be a ground for seeking waiver of interest on delayed payment. Please visit IRWO's website regularly where the necessary information would be posted from time to time. You can see your payment status on IRWO website also.

Please note that the installments may be paid on or before the due date. In case of delay in payment of any installment for more than seven days, delay charges at the applicable rate shall be payable. In case of default in payment of two or more installments, DU allotted to you shall be suspended and is liable to be cancelled after issue of notice for 60 days followed by final notice for 30 days and the same shall be allotted to any other applicant, if any. If you wish to continue with IRWO (if that DU not allotted to any other member) you need to clear all earlier installments along with GST as per rules. Delay charges shall be payable from the due date of deposit up to date of actual payment as is applicable to other allottees. For delay in payment for more than 6 months, penal interest @3% from the date of deposit up to actual date of deposit, shall also be payable over and above the delay charges.

The project is registered under RERA Act. As per RERA Rules, IRWO and Allottee are to enter into a written agreement for sale in the prescribed format and to register the same under the law. Enclosed herewith is a draft Agreement for Sale. You are requested to get the format typed on the stamp paper of appropriate value and to register the same with the appropriate authority of the state. Project Manager, IRWO, stationed at Moradabad or his representative will sign the Agreement for Sale on behalf of IRWO. In the meantime, you are requested to return one copy of draft Agreement for Sale to this office under your signature as a token that all the terms and conditions mentioned in the draft agreement are acceptable to you.

For allotment of specific dwelling unit, a computerized draw will be held at the time when the project will be in final stage, for which a notice will be placed on the website as well as intimation will be give to you well in advance. After the allotment (through computerized draw) additional charges based on actual cost of construction, Maintenance Fund, Depreciation Reserve Fund, Additional Maintenance Charges, Charges for specific features like location, additional area etc. shall also be payable which shall be intimated in the letter confirming allotment of specific dwelling unit no.

This allotment is subject to provisions contained in IRWO's General Rules and the Project Brochure.

The following documents are required to be submitted by you to this office:

- i) Local Bank Cheque/DD with challans duly filled in on or before the date of payment of installment and GST
- ii) Acceptance and undertaking as per Annexure B-5 of IRWO General Rules before due date of Ist installment
- iii) Copy of Adhar Card, PAN Card and two passport size photographs may be sent to the Project Manager, Moradabad for attaching with the Agreement for Sale.

In case of any query, you may please contact PM, IRWO, Moradabad or IRWO Corporate Office, New Delhi.

Please acknowledge receipt of this letter.

Yours faithfully,

For Managing Director/ IRWO

Copy to:

- 1. The Project Manager, IRWO, Moradabad.
- 2. CPM (Civil), IRWO Corporate Office
- 3. Sr. Programmer, IRWO Corporate Office

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