



INDIAN RAILWAY WELFARE ORGANISATION
भारतीय रेल कल्याण संगठन

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

No IRWO/DF/LKO III/Instalments.

Dt: 01/08/2011

Pr Registration No.
Scheme No.

To,

Shri/Smt.....
Co-owner:.....
.....
.....

Sub:- Payment of 11th instalments and calling of options for allotment of Specific Dwelling Unit for Lucknow Ph.III Housing Scheme.

Dear Sir/Madam,

You are an allottee of type..... Dwelling Unit at Lucknow Phase III Housing Scheme of IRWO. The work of this project is expected to be completed by November, 2011. For allotment of Specific Dwelling Unit, draw of lots is likely to be conducted in IRWO Corporate Office in the month of October, 2011. The draw will be conducted amongst all the allottees but the result of draw will be kept withheld in respect of those allottees who do not clear their dues (up to 11th installment) before the draw is conducted.

As already intimated vide this office letter No. IRWO/Tech/LKO Ph.III dated 25-2-11, basic cost of DU (along with area) of various categories is as under:-

<u>Type</u>	<u>Basic cost of DU</u> (Excluding EC & Service Tax) (Rs in lakhs)	<u>Area of</u> plot (Sq.M)	<u>Super</u> Area (Sq.M)	<u>Amt upto 10th install.</u> (excluding EC & Service Tax) (Rs in lakhs)
LKO III/2	21.37	116.80	100.16	19.30
LKO III/3	27.27	149.20	127.73	24.30
LKO III/4	35.26	200.00	166.22	32.00

Demand letters calling for payment up to 10th installment have already been sent to the allottees, due date of deposit of 10th installment being 7th April, 2011. If you have not paid any of the installments (up to 10th), same may be paid immediately along with the delayed charges @ 9% per annum.

You are also requested to make payment of the 11th installment by 3-10-2011 as per details given below:-

<u>Type</u>	<u>Amt of 11th installment</u>	<u>Service Tax</u> <u>(@ 2.575%)</u>	<u>Total</u>
	<u>(Rs)</u>	<u>(Rs)</u>	<u>(Rs)</u>
LKO-III/2	207000	5330	212330
LKO-III/3	297000	7648	304648
LKO-III/4	326000	8395	334395

As per conditions of the Project Brochure of Lucknow Ph.III Housing Scheme, any additional cost towards additional area of plot, corner plot, plot facing park or any other special features attributed to the specific DU shall be paid by the allottee if the DU allotted to him/her is having such special features. Some dwelling units (in the same type) are having different super area also due to requirement of the layout and plan sanctioning authorities.

A list showing the actual area of plot with special features like plot facing park, corner plot, along with actual super area of each DU along with its cost is enclosed herewith as Annexure A. Based on the cost of DUs in various types, DUs in types IV, III & II have been further sub-divided into 3, 3 and 2 groups respectively which are as under:-

Type	Group	Cost Range in Rs. in Lacs	Dwelling Unit No.	Total units
IV	A	Less than 38 lacs	2, 3, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 38, 39, 40.	29
IV	B	38 to 42.50 lacs	1, 5, 6, 7, 16, 17, 24, 25, 36, 37	10
IV	C	49.66 lacs	4	1
III	D	Less than 29 lacs	42, 43, 46, 47, 48, 49, 50, 51, 52, 56, 57, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 71, 72	23
III	E	29 to 32 lacs	41, 45, 53, 55, 58, 59, 70	7
III	F	33.02 lacs	44	1
II	G	Less than 22.30 lacs	73, 74, 75, 76, 77, 79, 80, 81, 82, 83, 84, 85	12
II	H	25.58 lacs	78	1

It has been decided to call options from all the allottees to indicate their preferences for the Group of DUs which may be taken for consideration at the time of draw. Allottees of types IV & III may give 2 preferences whereas type II allottees are to give only one preference in the option form enclosed as Annexure B. All allottees are requested to exercise their option for Group as 1st preference, 2nd preference as the case may be in the option form. Before exercising their preferences, allottees are also advised to see the layout of the colony at the site or consult the sanctioned plan available on IRWO website. After draw of lots, differential cost payable for the DU concerned will be intimated to allottees. The entire amount receivable for DU actually allotted will be payable before taking over the possession of the Dwelling Unit. You are requested to send your option so as to reach this office on or before 3-10-2011. No option will be accepted after the closing date. Option once given shall be treated as final and cannot be withdrawn. In case you do not give any option it will be treated as "No option case" and allotment will be made accordingly.

Draw of lots will be done randomly through a computer programme. Advance notice intimating the date of draw will be sent to each allottee separately. In this regard it is clarified that in case it is not possible to allot the DU according to the preference, the allottee will have to accept and pay the cost of the DU allotted to him/her.

In addition to the cost of DU finally payable as per DU allotted to you, you will also be required to pay the Maintenance Fund charges @ 3% of cost of construction of DU before taking over the possession of DU. Similarly you will also be required to pay towards Depreciation Reserve Fund @ 1% of cost of construction before taking over the possession of the DU. This will be intimated in the Allotment Letter to be issued after draw of lots.

Equalization Charges/Delayed Payment Charges/difference of instalment amount on adjustment of Service Tax are also payable, if applicable.

Thanking you,

Yours faithfully,

For Managing Director

Copy to

- 1) GM(Lucknow) along with list of allottees as well as DU Nos. with special features & cost for information & necessary action.
- 2) Copy to GM(D) along with list of allottees as well as DU Nos with special

features & cost for intimation & necessary action.

- 3) Incharge Computer Cell along with list of allottees & DU Nos. for necessary action.