

Information Guide

Ownership flat for sale at

Prantik

(Thakurpukur phase - I)



West Bengal Housing Board

105, S.N. Banerjee Road. (ABASAN) Kolkata - 700 014.

Tel. : 2264 1967, 2264 0950, 2264 8968

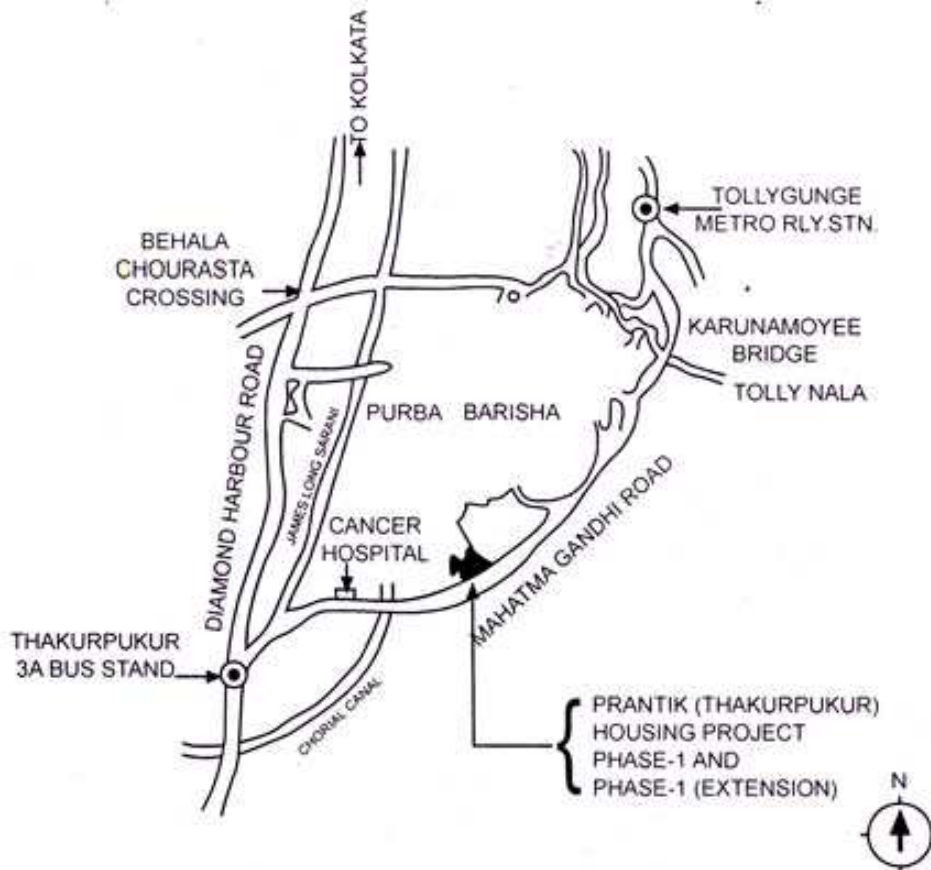
PREFACE

This Information Guide along with Booklet of General Terms and Conditions (Printed on 1.8.09) forms the Information Brochure. The Information Brochure in totality would be the conditions upon which the sale of dwelling units/commercial units/plots of land is effected by West Bengal Housing Board. This Booklet of General Terms and Conditions as mentioned herein are supplied free of cost with this Information Guide of Prantik (Thakurpukur Phase - 1) Housing project.

1. LOCATION :

The PRANTIK (Thakurpukur) Housing Project is located on North-West side of Mahatma Gandhi Road. It is about 2 kms away from Diamond Harbour Road in the mouza Haridevpur, Chak Thakurani & Ramchandrapur under Joka II Gram Panchayat, P.S. Thakurpukur, in the dist. of 24 Parganas (South).

KEY PLAN

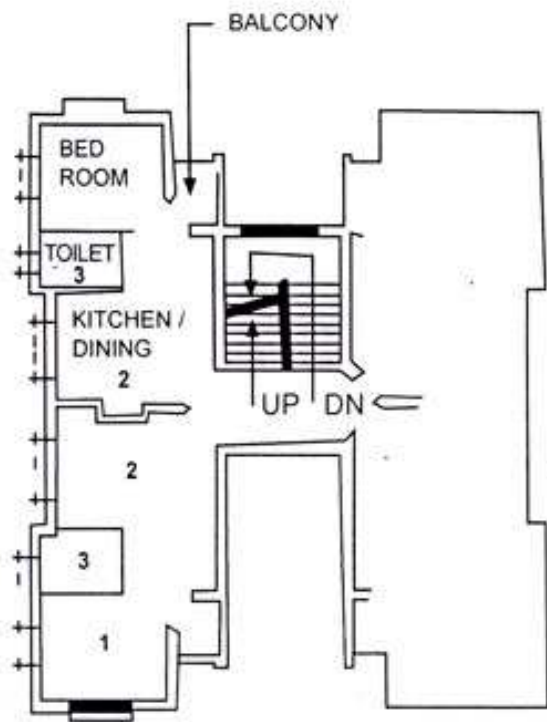


2. FACILITIES AVAILABLE IN THE LOCALITY (OUTSIDE THE SCHEME)

- The place is well connected with different parts of Calcutta including the Central administrative & Commercial Complex at B.B.D. Bag through Bus & Mini Bus.
- There are Schools, primary, Secondary & Higher Secondary and hospital in close proximity of the area.
- There are well established hospitals at Behala & Tollygunge area.
- The Market, Post Office & Bank are situated in the vicinity.

2. PARTICULARS OF THE PROJECT:

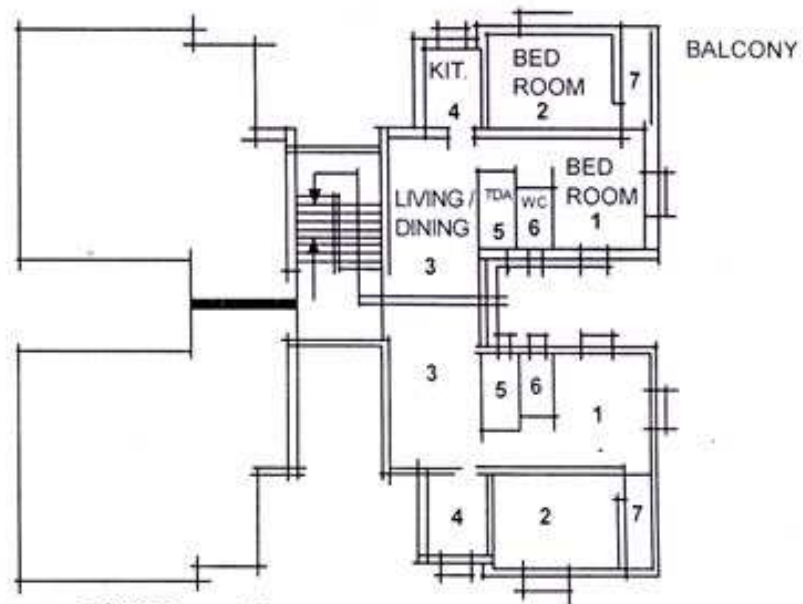
Type	No. of Dwelling Unit	Approx Plinth Area sq.M.	Average Sale Price Approx Rs.	Amount of application Money (Rs.)	Income criteria (Rs.)Gross P.M.
IA	2	34.40	4,10,000	50,000	10001-15000



TYPE.....1A

PLINTH AREA..... 34.4 M²

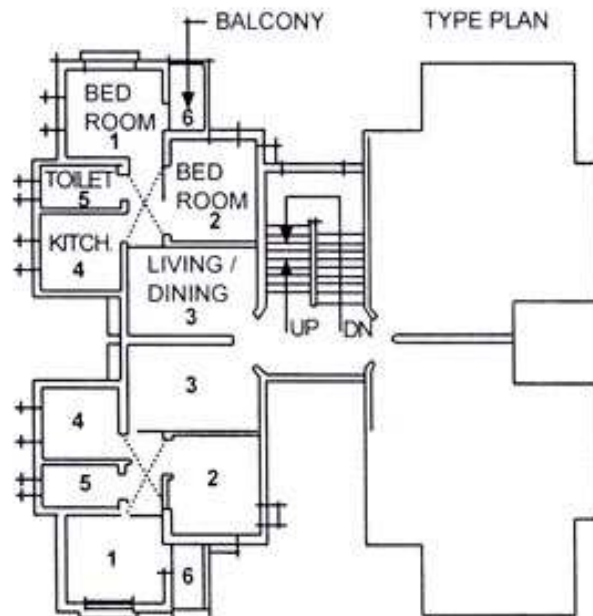
- 1. 3200 X 2400
- 2. 4000 X 2512
- 3. 2175 X 1275
- 4. 1125 X 1500



TYPE.....1C

PLINTH AREA..... 65.3 M²

- 1. 3375 X 3000
- 2. 2900 X 4000
- 3. 4900 X 2750
- 4. 2500 X 1800
- 5. 2300 X 1200
- 6. 1800 X 1000
- 7. 3150 X 1100



TYPE.....1B

PLINTH AREA..... 47.75 M²

- 1. 2750 X 2400
- 2. 2500 X 2800
- 3. 3750 X 2500
- 4. 2200 X 2050
- 5. 2200 X 1200
- 6. 1200 X 1975

3. GENERAL FACILITIES :

- i) There will be provision for internal Electrification for each D.U. But the allottees will have to make their own arrangement for connection from electricity supplying authority.
- ii) Arrangement for water - supply will be made.
Allottees will have to take membership in the existing Co-operative Housing Society for operation & maintenance of flats.
- iii) Swages from toilets will be disposed of through septic - tanks.
- iv) Internal Roads, pathways and street - light will be provided within the complex.
- v) The operation and maintenance of internal water supply system, compound lighting, sewer line, surface drains, internal roads, pathways, children's tot -lots etc. will be the sole responsibilities of registered Co - operative Society.
- vi) There are few pockets of land with houses thereon belonging to private individuals which are excluded from the project area. But such houses with plots will be integrated with the Housing complex being undertaken by the west Bengal Housing Board so far as these individuals will have the right to use the compound roads & drainage system. They will however make their own arrangement for water supply and electricity to their dwelling units through the common areas.

4. Mode Of Payment

- i) Full consideration money for the flats should be paid within 60 days from the date of issue of allotment letter.
- ii) The Board may , however, at its discretion and on the prayer of the allottee extend the time to a maximum period of 120 days with a penal interest @ 18% p.a. for this period. Failure to pay within this extended period of 120 days, the allotment shall stand cancelled without any further reference to the allottee.

5. Rejection and Refund :- Follow General terms and conditions book at page -5.

Sl.	Type	Plinth area (sq.M)	Vacancy	Average Price (Rs. In Lacs)	Floorwise Price (Rs.)		Application Money
1	IA	34.40	2	4.10	GR	4,00,000	50,000
					1ST	4,20,000	
					2ND	4,12,000	
					3RD	4,08,000	

6. Application in the prescribed form (in duplicate having identical serial number) along with application money to be paid by means of a bank Draft / pay order / cheque drawn on any Calcutta Bank in favour of West Bengal Housing Board may be submitted to the following Bank.

i) Bank of Maharashtra, West Bengal Housing Board, Extension Counter, 105, S.N. Banerjee Road, Kolkata - 700 014. From 10.30 A.M. to 2.30 P.M. (Saturday 10.30 am. to 12.30 pm.)

7. All Correspondences will be made with the applicant to the address noted in the application form. Any change of address will have to be notified to the office of the West Bengal Housing Board immediately.

(pass port size photograph duly attested should be affixed on all the copies of the application form)

Last Date of Sale of Application Form: 20.02.2012

Last Date of Submission of Application: 20.02.2012



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