



Shilpa
Kanan
DURGAPUR
PHASE II

T W O S T O R E Y E D H I G B U N G A L O W S



This information brochure must be read in conjunction with the General Terms & Conditions booklet. In case of any ambiguity regarding any of the Clause/ Section/Serial Number of the brochure, as well as, General Terms & Conditions, the concerned allottee may, consult the PR Cell for necessary clarification.



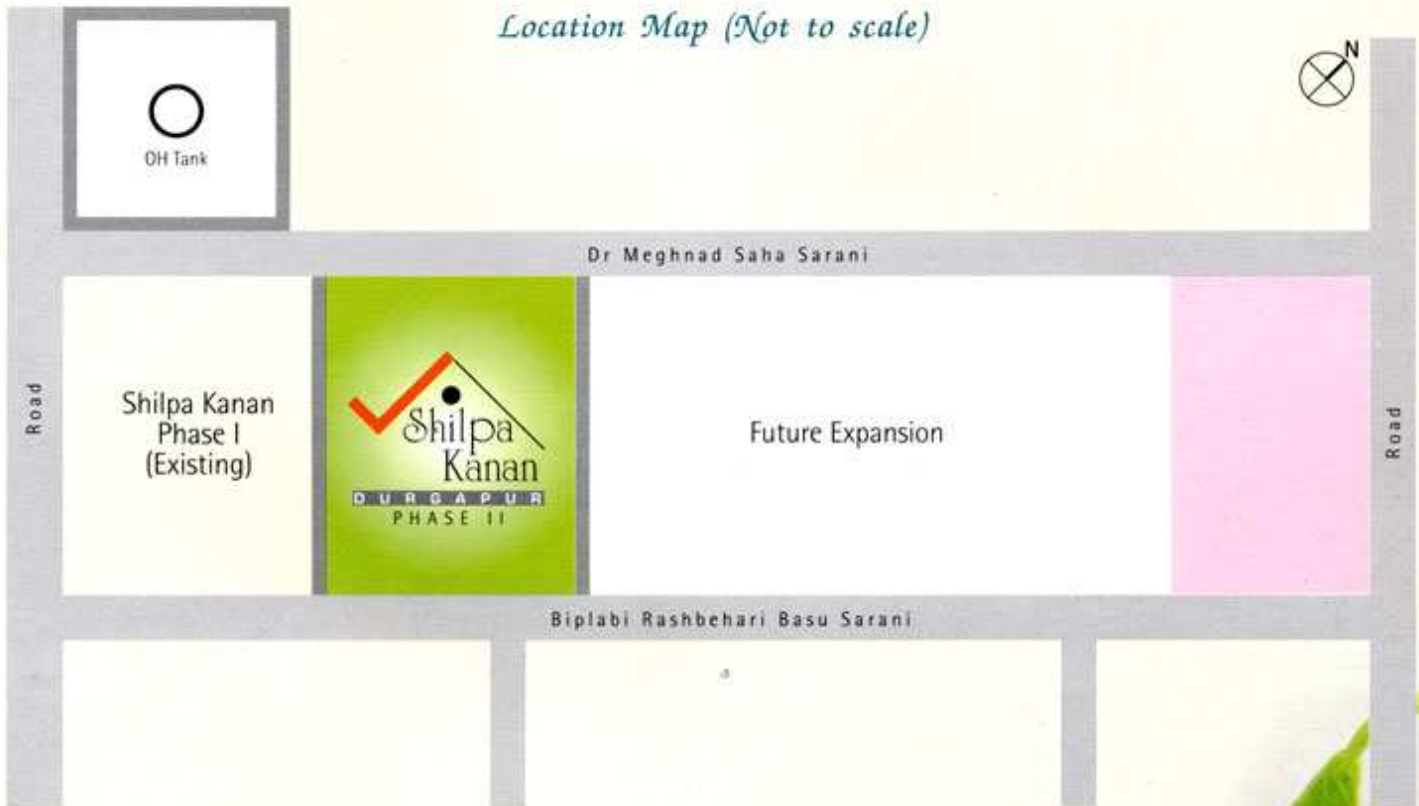
Location

The site is located adjacent to the Private Management College and Bengal College of Engineering & Technology near Sukumar Banerjee Road at Bidhannagar. Dr. Meghnad Saha Sarani, Biplabi Rash

Behari Basu Sarani and Hospital Road are passing adjacent to the housing complex. It is about 2 kms. away from the junction of GT Road and Dr. Zaker Hossain Avenue. It is about 6 kms. away from Durgapur

City Centre, a fast growing area replete with different Government Offices, Commercial Centres, Auditorium, Parks, etc.

Location Map (Not to scale)





Salient Features

The site is well connected with local Bus Services. Long distance Bus Services connecting Kolkata through Burdwan is available from City Centre, Durgapur. The site is well connected with Kolkata by train services. The Durgapur Railway Station is about 6 kms. away from the site.

There are a number of Degree Colleges (General Stream), reputed schools within a distance of about 3.5 kms. from the site. There is one Government Engineering College (REC, Durgapur) is located at a distance of about 6 kms. from the site. The local market, shopping centres, post office, hospitals, etc.

are located within 1/2/1km. from the site. Asansol is about 40 kms. away and easily approachable by the Panagarh~Balagarh, NH 2.

Master Site Plan

104 Duplex Bungalows will be constructed on individual plots of 2 Kattah (approx.)



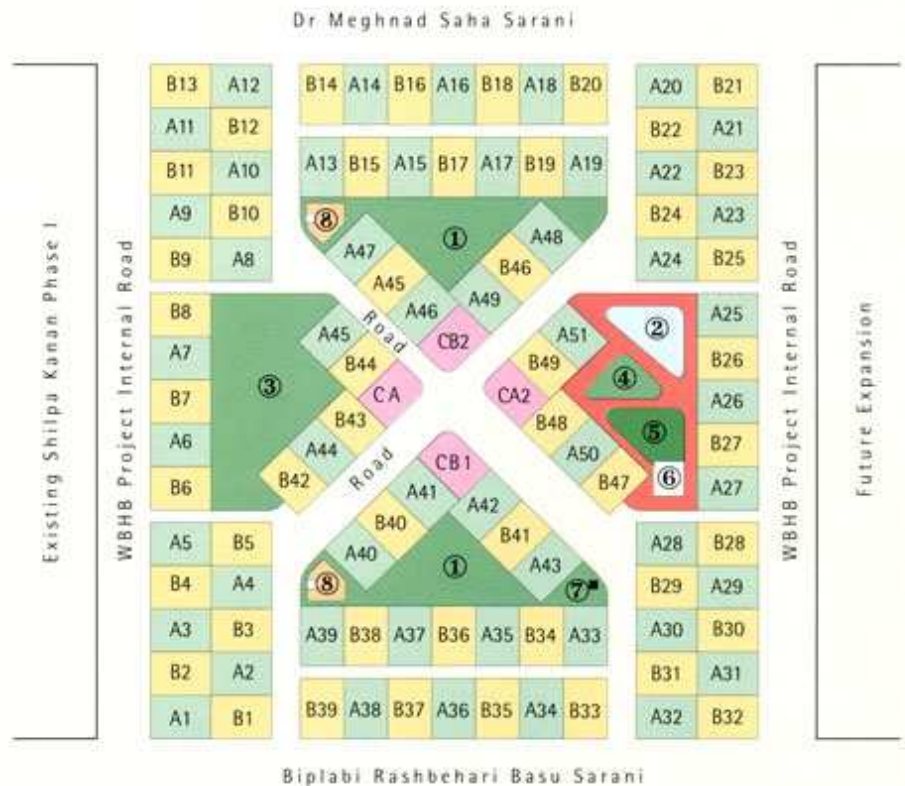
- ① Tot Lot
- ② Water Body
- ③ Open Green
- ④ Garden
- ⑤ Lawn
- ⑥ Management Office/Community Building
- ⑦ Transformer Space
- ⑧ Pump House

- Type A
- Type B
- Type C

1 Kattah = 720 sqft, 1 sqm = 10.76 sqft

• Some variation may occur in the architectural planning and specifications during construction due to structural constraints and local conditions. Number of bungalows as indicated above may vary according to situation that may arise in future.

• The project is expected to be ready for possession approximately within 2 years from the date of lottery. However, the Board will not be held responsible if completion is delayed due to circumstances beyond the control of the Board.



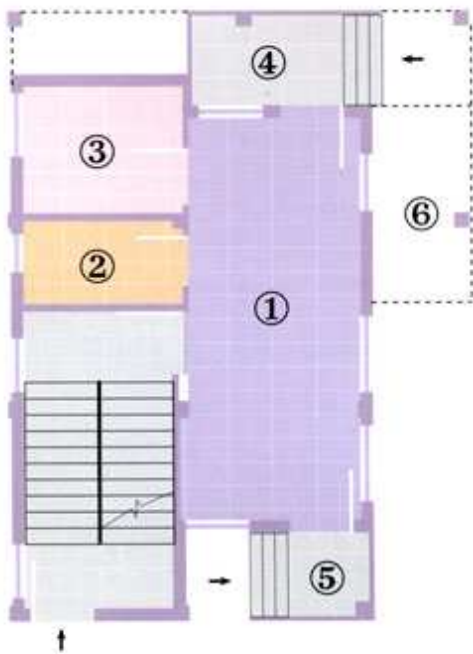
Project Details

Table - I

Total Unit	Type in Rs	Sale Price/Unit in Rs	Application Money in Rs	Allotment Money
104	Plot with House	12,32,300.00	50,000.00	4,42,920.00

Floor Plan

① Living/Dining	3000 x 6375	⑥ Future Store		⑩ Bedroom 2	3388 x 3000
② Toilet	2325 x 1375	⑦ Bedroom 1	3000 x 3300	⑪ Open Terrace	(Provision for Future Bedroom)
③ Kitchen	2325 x 2000	⑧ Family Space	2875 x 2700	⑫ Future Verandah	
④ Verandah	2450 x 1500	⑨ Toilet	2325 x 1525		
⑤ Verandah					



Ground Floor
Area: 49.01 sqm



First Floor
Area: 48.92 sqm





Brief Specification

Floor

Toilet	Ceramic tiles
Kitchen	Ceramic tiles
Staircase	Grey mosaic
Living Dining Hall	Ceramic tiles
Other rooms	Coloured mosaic/ Ceramic tiles

Dado

Toilet (up to lintel)	Glazed tiles
Kitchen	From cooking platform top to lintel level glazed tiles

Kitchen

Cooking Platform Kuddappa stone

Internal wall finish

Plaster of Paris over cement plaster

External wall finish

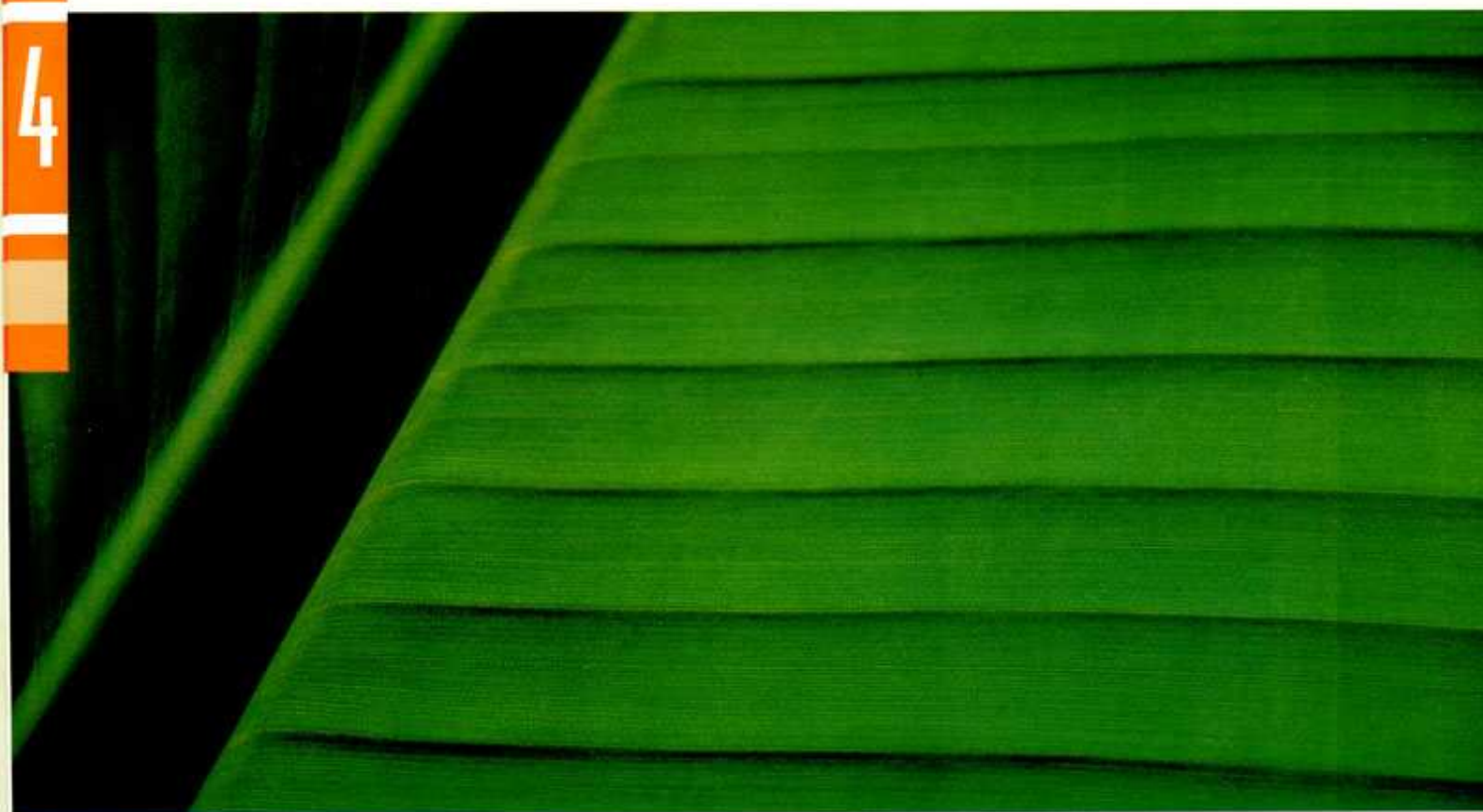
Decorative semi-acrylic paint over cement plaster

Windows

Fully glazed MS window with integrated grills

Doors

- a) Timber door frame
- b) Entry door timber flush door shutters
- c) Others doors shutters...
Factory made panel shutters
- d) PVC frame with PVC shutter for toilet
- e) FRP frame with FRP shutters in chillakota



Other Facilities

Management Office

Management Office will be provided for maintenance of common services & areas within the project.

Electricity

Each dwelling unit will be provided with full concealed wiring with copper conductors. There will be every effort to provide electric metre connection to individual house on statutory application to local power providing body (D.P.L.). In case of insistence by such body for project bulk power supply, the main meter connection will have to be obtained by the Owners' Co-operative / Association etc. in their name. Individual Allottee / Owner will get Electric Connection from them in the manner as will be settled between the individual Allottee & their Co-operative / Association. Electric charges for street & area lights, pumps, etc. are to be borne by the Allottee's body / Co-operative / Association as per prevailing rules & the said body will be responsible for operation & maintenance of all electrical and other common services.

Water

Each House/Bungalow will be provided water connection through water line grid. The source of water will be Deep Tube Well/Local Water Supply Body/Local Municipality. The pump house, tube well, water line grid etc within the cluster will be maintained by the Association/Co-operative society formed by the allottees. In case, the Local Body/Municipality

supplies water, then the water charges towards the supply of water will be borne by the Co-operative Society/Association. Board will have no responsibility in this regard.

Sewerage

Sewer lines will be laid and connected to each dwelling unit. The sewage from individual units along with kitchen waste will be connected to Common/Main sewer of the project which will be ultimately discharged into Municipal/Local Body sewer line. The storm water of individual unit will be discharged in surface drain of individual unit ultimately connected to Municipal/Local Body surface drain.

Handing Over of Common Areas & Facilities

After completion of the project, Common Areas & Facilities (CAF) will be handed

over to the Housing Co-operative Society/ Apartment Owners Association/ Registered Allottees Association formed by the majority of the allottees.

Execution of Deed & Registration

Execution of deed of house owners will be made after handing over of CAF as cited above and having the membership of the same by the individual allottees.

Before handing over of CAF to the registered body as stated above, bungalows will not be registered in favour of the allottees. After handing of the CAF and having membership of the concerned registered body, the execution of deed will be made in favour of individual allottees.





Common Area Et Maintenance

The common road in between two housing projects i.e. Shilpa Kanan Housing Project, Phase I, already completed and Shilpa Kanan Housing Project, Phase II, under construction and to be completed in future including the common facilities thereof would come under the purview of sole charges and responsibilities of joint body to be formed by the Co-operative/Association of the above two phases (Shilpa Kanan Housing Project, Phase I Et II) after completion of Shilpa Kanan Housing Project, Phase II and formation of their Co-operative/Association. Both the Co-operative/Association of Shilpa Kanan Housing Project, Phase I Et II will form and constitute the Joint Body in future and enjoy the benefit of the said common road and common facilities thereof and accordingly would be held equally liable and responsible for proper care taking, guarding and maintenance of the same. Board will have no responsibility/liability whatsoever in respect of the common road, caretaking, guarding, maintenance of the same including any payment for running of infrastructures thereof for both civil and electrical works.

The Co-operative Society/Association of Shilpa Kanan Housing Project, Phase-II would be held responsible for caretaking, guarding and maintenance of their

internal common areas and facilities of Shilpa Kanan Housing Project, Phase-II, after handing over of the same to them by West Bengal Housing Board and West Bengal Housing Board will have no responsibility/liability to this effect in future whatsoever after handing over of the said common areas and facilities to the said Co-operative/Association.

Allotment Procedure

Lottery

The units will be allotted amongst the applicants usually through lottery. Preference for any particular unit will not be entertained. Lottery is expected to be held shortly after the last date of receipt of applications. The lottery will be held in presence of applicants willing to remain present. Priority in allotment will be given to the depositors in the Board's Deposit Scheme to the extent, prescribed in the Special Deposit Scheme Rules.

Quota

2.1 25% of the dwelling units will be reserved for the depositors under the Special Deposit Scheme Rules of the Board. If there are no sufficient depositors, applicants, the balance reserve bungalow will be converted into general quota. The depositors under the Special

Deposit Scheme Rules have to mention the Board's Deposit Account Number in the prescribed application form which may be submitted with or without application money according to rules of the Deposit Scheme. In case the application form is submitted without application money, the requisite amount lying in the Deposit Scheme account will be adjusted as per Rules of the Deposit Scheme.

2.2 10% of the dwelling units of each category will be reserved for applicant's belonging to Scheduled Caste/Tribes. Attested photocopy of the certificate issued by a competent authority has to be submitted along with the application.

2.3 5% of the dwelling units will be reserved for defence/ex-defence service personnel. Attested photocopy of evidence has to be produced along with the application.

2.4 1% of the dwelling units will be reserved for Physically Handicapped persons. Attested photocopy of valid certificate from the competent authority has to be submitted along with the application.

2.5 10% of the dwelling units will be reserved for the State Government Employees. State Government Employees

Payment Details

Table - II

Total Unit	Type	Sale Price Per Unit	Application Money	Allotment Money	1st Installment after six months from issue of allotment letter in Rs	2nd Installment after one year from issue of allotment letter in Rs
104	Plot with House	12,32,300.00	50,000.00	4,42,920.00	3,69,690.00	3,69,690.00

NB: i) Sale Price may escalate maximum 5% to 10% depending upon the increase in cost of construction; ii) Cash Rebate of 2% on sale price will be allowed on full payment within 2 (two) months from the date of issue of allotment letter. iii) HIG dwelling units are open for all categories of income group.

should submit a certificate from his/her Controlling Officer of the Department along with the prescribed Application Form.

2.6 2% will be reserved for the staff of the West Bengal Housing Board. The Staff of the WBHB should submit application in a plain paper within the last date of submission of application in general.

2.7 10% of the dwelling units will be reserved under the Chairman's Quota.

In case, there are not enough applicants for the reserved quotas other than Chairman's Quota, after the last date of submission of filled-in application forms, the dwelling units will be treated as unreserved and will be converted to general quota. The applicants falling under reserved category should enclose with the application, duly attested photocopies of documents in support of the said claims. The people under reserve categories will have to submit their applications in prescribed forms along with application money.

The applicants under Special Deposit Scheme (SDS) should satisfy the conditions of SDS and should quote their A/c number and amount of deposit therein to avail of the facility. They are not required to deposit the application money. An applicant belonging to more than one reserved category should get a single chance of being considered for lottery in one reserved quota through a single application and shall have to specify his/her preference in the application form.

Mode of Payment

1. The successful applicants in the lottery will be intimated through the issue of allotment letters. The allottees successful in the lottery may have the option to deposit the entire sale price at a time within 2 months from the date of issue of allotment letter and in that event they may get a cash rebate of 2% on sale price for such payment. However, no cash rebate will be allowed on payment beyond 2 months from the date of issue of allotment letter.

2. An allottee may however, deposit 40% of the Provisional Less Application Money within 2 months from the date of issue of the allotment letter and balance 2 installments each at the interval of 6 months from the date of issue of allotment letter. The first installment will start from 6 months from the date of issue of allotment letter.

3. Penal Interest @ 15% p.a will be levied for delayed payment on allotment money/stage payment of allotment money. If the delay of payment of allotment money is beyond 6 months from the date of issue of allotment letter, the allotment shall be automatically cancelled without any further reference to the allottee. If the delay of payment of installment/stage payment money is beyond 3 months from the due date, the allotment shall be automatically cancelled without any further reference to the allottee. In the event of allotment of dwelling units made, subsequently the price of dwelling unit may not remain the same as indicated. The Board reserves the right to change the price of dwelling units due to loss of interest.

Brochure available from Banks

• **Bank of Maharashtra**

105, SN Banerjee Road
Kolkata 700 014

Phone: 2217 8004 & 2244 3821

• **Bank of Maharashtra**

Durgapur Branch

Nachan Road, Benachity,
Durgapur 713213.

• **Indian Overseas Bank**

Durgapur Branch

Nachan Road Benachity
Durgapur 713 213

Phone: (0343) 258 3145

• **IDBI Bank**

Durgapur Branch

1st Floor, Ruma Sweets Bldg., Nachan
Road, Benachity, Durgapur 713213.

Contact person : Satish Tigga

Phone ; 9734201917, 0343 2588297/8

**Sale to commence from 8.3.08.
Last date for sale & submission
of duly filled in application form
is 28.03.2008**



LIC HOUSING FINANCE LTD.

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Rate of Interest: **Floating 10.25%**

EMI for One Lac:

Year	5	10	11	12	13	14	15	16	17	18	19	20
Floating	2137	1335	1266	1210	1163	1123	1090	1062	1037	1016	998	982

(10.25%)

Check List:

1. Application form
2. Applicant & Co-applicant:
 - (i) Either PAN Card or Voter ID Card/Passport.
 - (ii) One Colour Photo.
 - (iii) Up to date Bank passbook for the last six months.
 - (iv) Address proof like electricity bill or telephone bill.
3. Income Proof
 - (A) In case of **Salaried** Employee:
 - (i) Pay slip for the last 3 months.
 - (ii) Form 16 & I.T. returns.
 - (iii) Employee ID card if possible.
 - (B) In case of **Self-Employed** :
 - (i) Last three years Income Tax Returns along with Tax paid challan.
 - (ii) Last three years Profit & Loss account, computation of Income.
 - (iii) Bank Statement for the last six months current A/c statement.
4. Property Papers
 - (i) Original allotment letter and NOC from West Bengal Housing Board.

For further details, please contact:

Kolkata (South), Mr. Biswajit Das, Area Manager, Ground Floor, Hindustan Building,
4 C.R. Avenue, Kolkata – 700 072
Ph. 22124412, 24070185, 9831083307

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over a period of up to 25 years. Or you can pre-pay it even after just six months. And unlike other home loans, you incur no foreclosure charges.

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Phone : (0343) 2588 297/8, Mobile : 97342 01917

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West Bengal Housing Board

An assurance of security within your means

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