



The home of your dreams in
THE CITY OF JOY

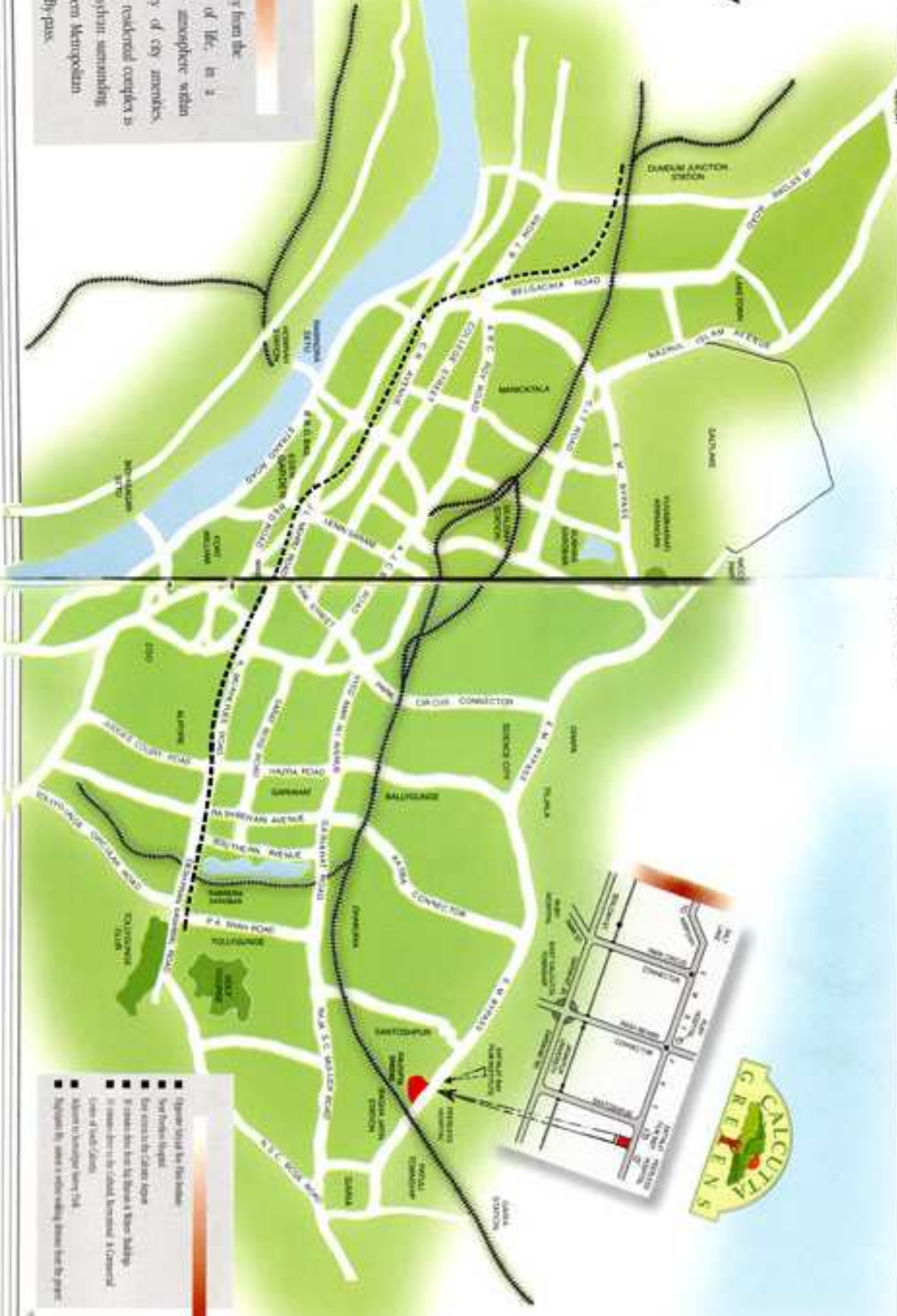
CALCUTTA - A City with a heart - A Dynamic Pulsating Metropolis. The nerve centre of trade & commerce. The Cultural Capital of India. West Bengal Housing Board offers you a home in the city of Calcutta on the lap of lush Green Nature.

CALCUTTA GREENS - The Home of your dreams is designed to create an environment that patronizes nature. To enhance the buildings appeal, Image Building Landscape Design forms an integral & Indispensible part of this modern Architecture. Because we believe in giving you more than just concrete blocks. We believe in giving you value to be cherished for years.

KEY MAP



Away from the
 humdrum of life, in a
 pollution free atmosphere within
 close proximity of city amenities,
 this exclusive residential complex is
 located in a vibrant surrounding
 on Eastern Metropolitan
 By-pass.



- Right of Way for the road.
- Sewer lines layout.
- Clay excavated zone layout.
- If available, the line for Power & Water Supply.
- If available, the line for Cable, Telephone & Fire Alarm.
- Lines of Road Layout.
- Address by Surveyor Survey No.
- Properties to which a water supply system has been provided.



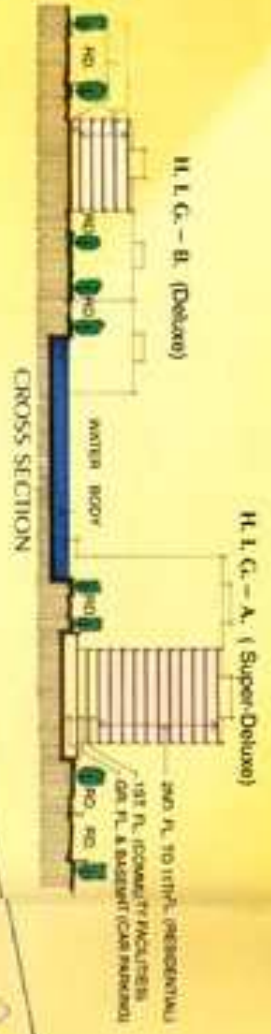
A Romance filled

With

heart, craft and wit



1ST FL. TO
4TH FL. (RESIDENTIAL)
ON FL. (CAR PARK)



LAYOUT PLAN



SEWAGE
TREATMENT
PLANT



FUTURE HOUSING
2ND PH. (R&M 21)

FUTURE HOUSING
2ND PH. (R&M 21)

FUTURE COMMERCIAL
2ND PH. (R&M 21)

NO CARB

E. M. B. E. P. A. S. S

10 SALE LAMP



SUPER-DELUXE (H.I.G.-A)
BUILT-UP AREA / PLAT :
= 1480 SQ. FT. (GROSS)

BRIEF SPECIFICATIONS

- Structure : R.C.C framed structure - on shallow foundation / R.C.C. pile foundation.
- Finishes : 1) Flooring : Marble flooring in living - dining hall and good quality mosaic flooring on the rest area.
- 2) Wall finish : a) Interior : Plaster of paris with primer.
b) Exterior : Painting with "Weather Coat"
- Doors / Windows : Flush doors and fully glazed steel windows with integrated grills.



DELUXE (H.I.G.-B)
BUILT-UP AREA / PLAT :
= 1110 SQ. FT. (GROSS)

- Internal Electrification : Concealed wiring with adequate electrical connections for installing modern gadgets.
- Water Supply : From deep tube-wells through underground reservoirs and roof top tank. All plumbing lines will be concealed.
- Toilet : Kola stone flooring and ceramic tiles on walls upto dado level.
- Kitchen : Granite working table and ceramic finish over the table top.
- Note : All basic specifications mentioned above may be modified, if necessary, at the time of construction.



S C H E M E

PARTICULARS OF APARTMENTS

Type A : 70 Apartments in 4 nos multistoried composite Towers.

Type B : 86 Apartments in 6 nos G+4 type Buildings.

Group	Type	Description of Accomodations	Approx. Plinth area per flat	Provisional Sale Price per flat	Application Money
HIG	A	3 bed rooms, 1 guest room, 1 living cum dining hall with an ante space, kitchen, 3-toilets, 3- verandahs	145 sq. m (1560 sq. ft.)	Rs. 19 lacs	Rs. 50,000/-
HIG	B	3 bed rooms, 1 living cum dining hall with an ante space, kitchen, 2-toilets, 1- verandah	116 sq. m. (1250 sq. ft.)	Rs. 13 lacs	Rs. 50,000/-

N. B. : Prices are exclusive of Documentation / Registration charges and Electrical meter connection charges.

GENERAL TERMS & CONDITIONS

NOTABLE POINTS :

1. Number of flats in either category may vary depending upon public demand.
2. **A** type flats will be completed within 4 years from the date of lottery. **B** type flats will be completed within 3 years from the date of lottery.
3. Although it is our endeavour to complete the flats within strict time schedule some unavoidable delay beyond our control may be excused. Allottees may however at their option withdraw. In that event entire deposit will be refunded with simple interest @ 6% p.a. for delay in construction.
4. Provisional price declared above is determined on the basis of estimate. Final price will be determined and approved by the Board on completion of the Project after addition of escalation, if there be any. The Board reserves the right to review the price for flats sold subsequently.
5. The dimension of plinth and floor areas as well as configuration as shown in the building plans are approximate and small deviation from the plans may be made during construction which will have to be accepted by the purchasers. Such deviation may also occur in the same category and type of units. The purchasers cannot make any claim for or object to for such deviation and he shall be bound to accept the unit allotted to him at the price which will finally be fixed by the Board.

6. An Indian citizen or a foreign citizen of Indian origin living in India or abroad may apply for one flat only. Joint application will also be entertained. Any organisation / institution of Indian origin may also apply for one or more flats.
7. If response falls short of the total number of flats, complete blocks with number of flats equal or almost equal to the number of applicants will be placed in the lottery and the remaining blocks/buildings will be disposed of subsequently at the discretion of the Board.

LOTTERY :

The flats will be allotted amongst the applicants usually on the basis of lottery. Preference for particular flat / floor / block will not be entertained. Lottery shall preferably be held within 60 days from the last date of receipt of applications subject to enough response. Priority in allotment will be given to the depositors in the Board's Deposit Scheme to the extent prescribed in the Deposit Scheme rules.

MODE OF PAYMENT :

1. If full payment i.e. full provisional sale price less application money is paid within 60 days from the date of lottery, a rebate of 6% will be allowed. The facility of rebate will be extended only to those who get allotment in usual lottery held after the first advertisement issued by the Board.
2. For other allottees who will not opt for full payment as stated above, an amount of 40% of the provisional sale price (i.e. allotment money) less the application money shall be deposited within 60 days from the date of allotment and remaining 60% shall be paid in 4 equal instalments payable at every six months interval from the date of payment of allotment money.
3. In case of default of payment within the stipulated time period, interest @ 18% per annum will be levied for the extended period subject to maximum extension of further 120 days. If the allottee still fails to pay even within the extended period the allotment made will be cancelled and the money deposited will be refunded without any interest and after a deduction of 15% of the deposited amount as service charge.
4. The balance of the Final price as stated in para (4) above will have to be paid within 60 days from the date of issue of letter communicating the final price. In cases of default above para shall apply.

REJECTION AND REFUND :

1. An incomplete application will not be entertained and may be rejected without reference to the applicant.
2. If an application is rejected on scrutiny for any deficiency the applicant will get refund of his application money without any interest thereon and without any deduction. Final scrutiny will be done after bidding of the lottery and before the issue of letter of allotment. Application will be rejected if any deficiency is detected in the final scrutiny even if the applicant is successful in the lottery.
3. An applicant may withdraw his application money at any time before lottery for allotment of flat and may get refund of his application money without any interest and after deduction of 2% as service charges.
4. If the applicant withdraws at any time after being successful in lottery or if eligibility conditions for allotment ceased to exist in respect of an allottee any time prior to execution of deed of transfer, the allotment will be cancelled forthwith and deposit will be refunded without any interest and after deduction of 10% of the deposit as service charges.
5. In case of *Withdrawal* by the applicant, refund of deposit shall normally be made within 90 days from the date of application for such withdrawal unless there is any irregularity.
6. If the scheme is discontinued or abandoned subsequently, the amount deposited will be refunded alongwith simple interest for each completed month at the rate applicable to the savings bank deposit in Nationalised Banks.
7. Applicants unsuccessful in lottery shall normally get refund of application money within 90 days from the date of lottery unless there is any irregularity on the part of the applicant without any deduction and interest.
8. The Board shall not be liable to pay any interest for any delay in refund not made within the prescribed period due to unavoidable reasons.

OTHER TERMS & CONDITIONS :

1. The operation and maintenance of internal water supply system, compound lighting and maintenance of internal sewer lines, surface drains, internal roads and pathways will be sole responsibility of a registered

institutional body formed by the respective allottees of flats for maintenance and management of common area and facilities and they will have to take the charge of maintenance and management of the same prior to handing over of the flats to the allottees.

The sewage treatment plant will be a common facility for the entire Housing Project alongwith other clusters to be constructed by the Board over the total area of approximately 18 acres. The maintenance and bearing of the running cost of the sewage treatment plant will be the responsibility of an Apex body to be constituted with the representatives of different co-operative societies / apartment owner's associations of different clusters. The maintenance of the common road passing through different housing clusters will also be the responsibility of the Apex body so formed.

The allottees / allottee's association will be responsible to maintain periodical repair of the flats and will have to take adequate care to maintain the estate handed over to them. In no case Board will entertain any claim if the defects are pointed out after 3 years from the first handing over of flats.

2. Subject to the above, the flats shall be transferred by the Board to each allottee after payment of the entire Final Price and after execution and registration of the Deed of Transfer in the form prescribed by the Board.
3. The Board will have no liability or responsibility in the matter of maintenance and management of the common areas or facilities of the Estate at any stage. The Housing Board shall not pay the maintenance charge for any vacant flat after the common areas / amenities are handed over to the societies / institutional body or the Apex body formed by the allottees.
4. All rates and taxes payable to local authorities or other taxes, if any, in respect of the property shall be payable by the allottees with effect from the date of execution of the deed.
5. No complaint regarding design, layout, accommodation, specification, fittings and fixtures etc. and regarding amenities provided in the flats or in the Estate shall be entertained by the Board.
6. After getting allotment and registration of the deed, if the allottee fails to take possession of flats, the Board will not be held responsible for the damage caused of the said flats on account of delay of possession. In that case the allottees will have to take the possession of the allotted flat on "as is where is basis".

CHANGE OF ADDRESS :

All correspondence will be made with the applicants in the address noted in their application forms. Any change of the address will have to be notified to the office of the West Bengal Housing Board.

HOW TO APPLY :

Application in the prescribed form (in duplicate having identical serial number) alongwith application money to be paid by means of a Bank Draft payable in favour of "**West Bengal Housing Board**", will have to be submitted within the last date of receipt of application form, as mentioned in the advertisement to any of the Service Bank Branches. Passport size photograph duly attested should be affixed on all the copies of the application form.

The brochure with application form may be obtained from the following Bank Branches on payment of Rs. 200/- or equivalent in foreign currency. Application form may also be obtained by post from the following banks by mailing Rs. 800/- or \$30 by overseas applicants and by mailing Rs. 250/- by domestic applicants, through Bank Draft / Money Order drawn in favour of "**WEST BENGAL HOUSING BOARD**".

LIST OF SERVICE BANK BRANCHES :

1. Bank of Maharashtra, West Bengal Housing Board Extension Counters, 105, S. N. Banerjee Road, Calcutta - 700 014 from 10.30 a.m. to 2.30 p.m. (Saturday 10.30a.m. to 12.30 p.m.)
2. Indian Overseas Bank, Saltlake Branch, Calcutta - 700 064 from 9 a.m. to 1 p.m. (Saturday 9 a.m. to 11 p.m.)
3. Standard Chartered Bank, Calcutta Branch, 4 N. S. Road, Calcutta - 700 001.

West Bengal Housing Board,
"ABASAN"

105, S. N. Banerjee Road,
Calcutta - 700 014

Phone : 244-1965, 3966, 1967, 8968, 0950, 4974, 0979

Fax : 091-33 - 244 1480

